

To: Planning Authority, South Dublin County Council.

From: 32 Esker Lawns, Lucan, Co. Dublin, K78 D8XO.

Date: 11/11/2022

Re: Observation to planning application SD22A -0390

Dear Sir/Madam,

as per the instructions posted on your Web page * this is my objection regarding the application for Planning permission for development under planning application Ref. SD22A-0390.

The proposed development is not in keeping with the existing neighbouring houses of Esker Lawns, and the size of the proposed houses will dwarf the houses that are already in the estate. I respectfully seek to object and submit these observations to the development SD22A/0390 on the following grounds.

Demolition

- Prior to construction of the proposed development is the demolition of a two storey house and associated outbuildings. These buildings lie on the other side of my boundary wall. This will result in dirt, dust and debris and constant noise. I will lose the full amenity of my back garden during the demolition and construction of this development. The development site covers a large wooded area and such activity is going to displace rats that are inevitably living here and this will affect all residents of Esker Lawns, Sarsfield Park and Lucan village posing a significant health risk.

Construction

- The noise during the construction phase will impact hugely on my life considering the proximity of the development to my back boundary wall.
- During the construction phase of this development heavy plant machinery such as cranes, excavation equipment, bulldozers and cement lorries and delivery lorries will need to service the site for extended periods. The plant machinery will need room to access and manoeuvre on the site, where, then does this allow for the parking with the heavy footfall of construction workers and tradesmen who will service the site during this phase?
- Heavy plant machinery will contribute greatly to dirt and debris on Esker Hill/ Newlands Road and will have an impact on pedestrians and other road users and these factors

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must be considered.

Traffic / Post Construction

- The entrance to this site is extremely narrow and bottle-necked and it greatly reduces the ability of plant machinery, vehicles, emergency vehicles and refuse vehicles to safely manoeuvre within and access and egress the site.
- Motorists increasingly use Esker Lawns as a "rat run" to avoid the continuous traffic jams at the Old Lucan road in the vicinity of Lucan village. A minimum of 14 additional cars associated with this proposed development will exacerbate an already problematic traffic situation during morning and evening rush hours and during busy school times associated with local schools and crèches. The above concerns are associated with the situation after the completion of the proposed development and does not begin to consider the disruption that will occur due to the nature and extent of this build.
- Visibility for motorists exiting the site is poor due to the location of a pole for an overhead power cable, the drawings for proposed signage and road markings show the stop sign right up to the pedestrian path. Motorists exiting the site will need to go beyond this stop sign to see and exit safely and thus encroach on pedestrians on the path. This has the possibility of a safety issue and further increase traffic congestion. In addition the proposed greenway coming down the back of Esker Lawns/ Newlands Road will increase footfall and use making this situation even more of a potential hazard.

Conclusion

Dear Sir/ Madam, I invite you to take the details above into consideration when making your decision in respect to the above application for SD22A - 0390.

- It's my contention that this application constitutes clear over development of this site in relation to heights of the existing building and they are not in keeping with existing neighbouring houses.
- **While I am not opposed to a planned development in the area and I welcome the considerations from the previous application,** I still feel the size of the plan for 3 two storey dormer (plus dormer level) 5 bedroom detached houses and 4 semi-detached, is extremely ambitious. I ask SDCC to consider a revised layout that would reduce the number of houses.
- The proposed development is out of keeping with the character of the area and the established pattern of surrounding houses would also constitute an undesirable precedent for similar developments in the area and would be contrary to the proper planning and sustainable development of the area.

Kindly confirm receipt of this objection and that it is acceptable as being in conformance with your requirements.

I enclose a €20 cheque made out to SDCC, the sum being the required objection fee.

Looking forward to your response,

Yours,

Maureen Carthy

Maureen Carthy,

*Any person or body, on payment of the prescribed fee, may make a submission /observation, in writing, to a Planning Authority in relation to a planning application.

Maureen Carthy
32, Esker Lawns
Lucan
Co. Dublin
K78 D8X0

Date: 15-Nov-2022

Dear Sir/Madam,

Register Ref: SD22A/0390
Development: Demolition of an existing two storey detached dwelling (162sq.m) and associated out-buildings on site and the construction of 7 two storey (plus dormer level); 5 bedroom houses comprised of 3 detached houses and 4 semi-detached houses on a site area of c. 0.3ha; all associated site development works, car parking, open spaces and landscaping etc; proposed access to the development will be via the existing vehicular entrance on the Lucan-Newlands Road / Esker Hill.
Location: Clonbrone, Lucan Newlands Road, Esker Hill, Lucan, Co. Dublin, K78 Y5C2
Applicant: Nacul Developments Ltd
Application Type: Permission
Date Rec'd: 13-Oct-2022

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, www.sdublincoco.ie.

You may wish to avail of the Planning Departments email notification system on our website. When in the **Planning Applications** part of the Council website, www.sdublincoco.ie, and when viewing an application on which a decision has not been made, you can input your email address into the box named **"Notify me of changes"** and click on **"Subscribe"**. You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

Please note: If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full contents of a planning application.

Yours faithfully,

M. Furney
for **Senior Planner**