

of the need to protect the amenities and privacy of adjoining neighbours and the general character of the area and its amenities, i.e. views, architectural quality, civic design etc."

The application has failed to accurately account for the position and layout of the adjoining properties.

The layout drawings (Site Layout-6620334.pdf) are not an accurate representation of the existing houses surrounding the proposed development. This was pointed out in previous submissions to application SD21A/0026 and was also referenced on page 2 of Chief Executives Orders of that application - that document can be found at

<https://planning.southdublin.ie/Home/ViewDocument?fileId=6503019>.

Figure 2.0 shows our property, No. 31 Esker Lawns as represented in the plans. However, Figure 2.1 illustrates our home, 31 Esker Lawns, to include a 65m² glass fronted ground floor extension which has been in place since 2016 (Planning history SD15B/0188) which is not shown on the plans for this proposed development.

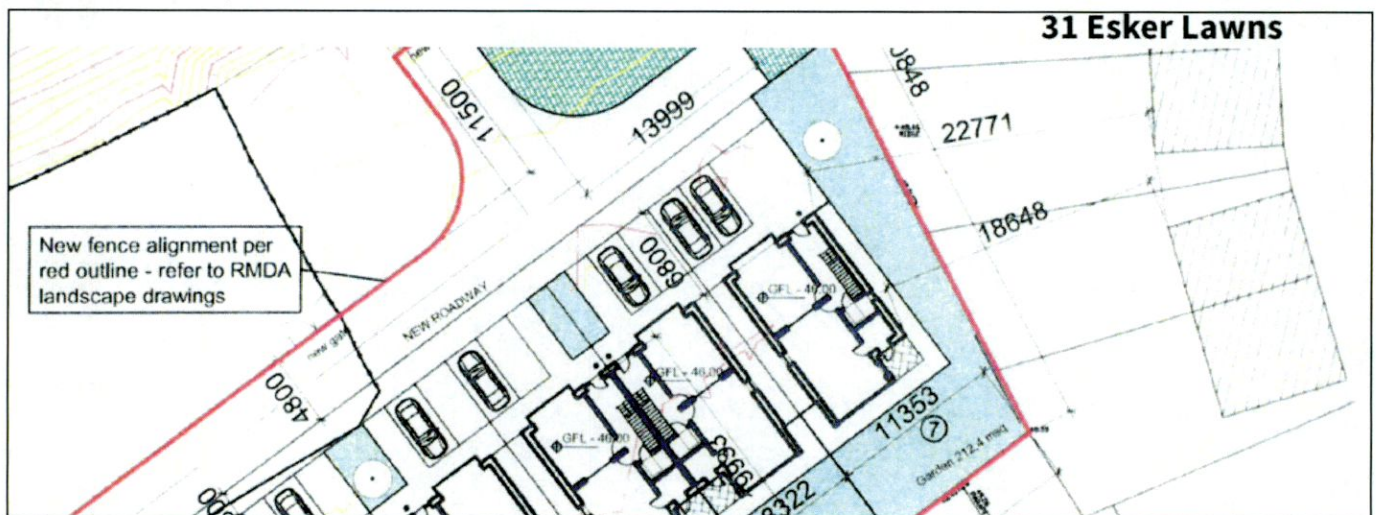


Figure 2.0

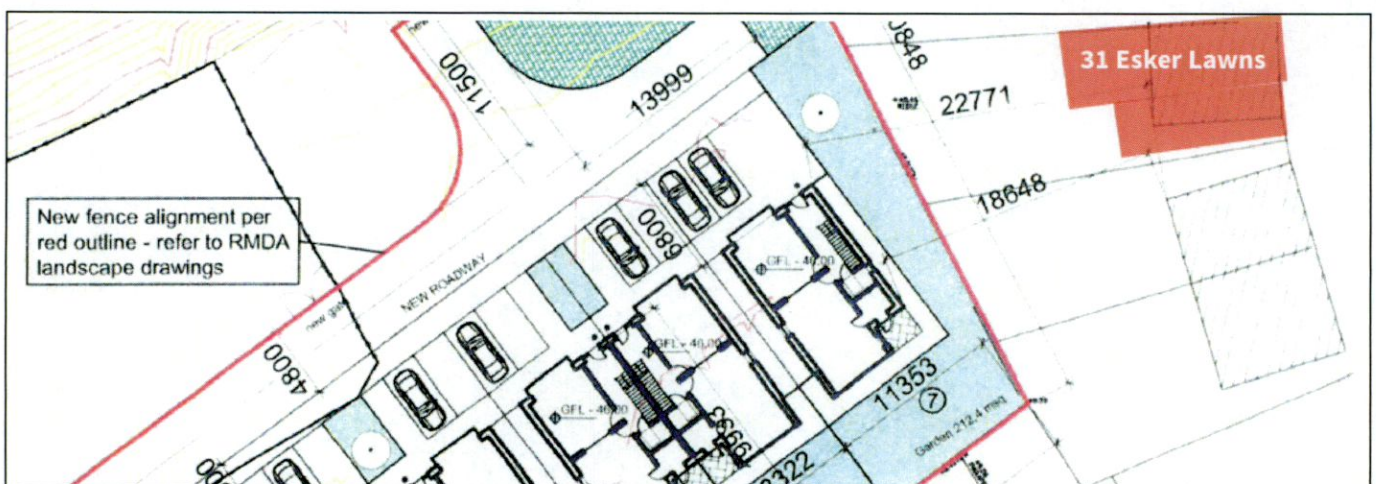


Figure 2.1

As a result, the footprint of our property is larger than illustrated in the planning documents, and is not reflected in the site layout.

The result is that proposed house no. 7 is significantly closer to our property than the plans suggest. House No 7 is 15.8 meters from our home, rather than the 22.77 meters claimed by the planning document (Figure 2.0). In order for there to be a true distance of 22 meters, House No. 7 would need to be located approximately 10 meters from the boundary wall; it's currently proposed at just 3 meters. See figure 2.1 below for details.

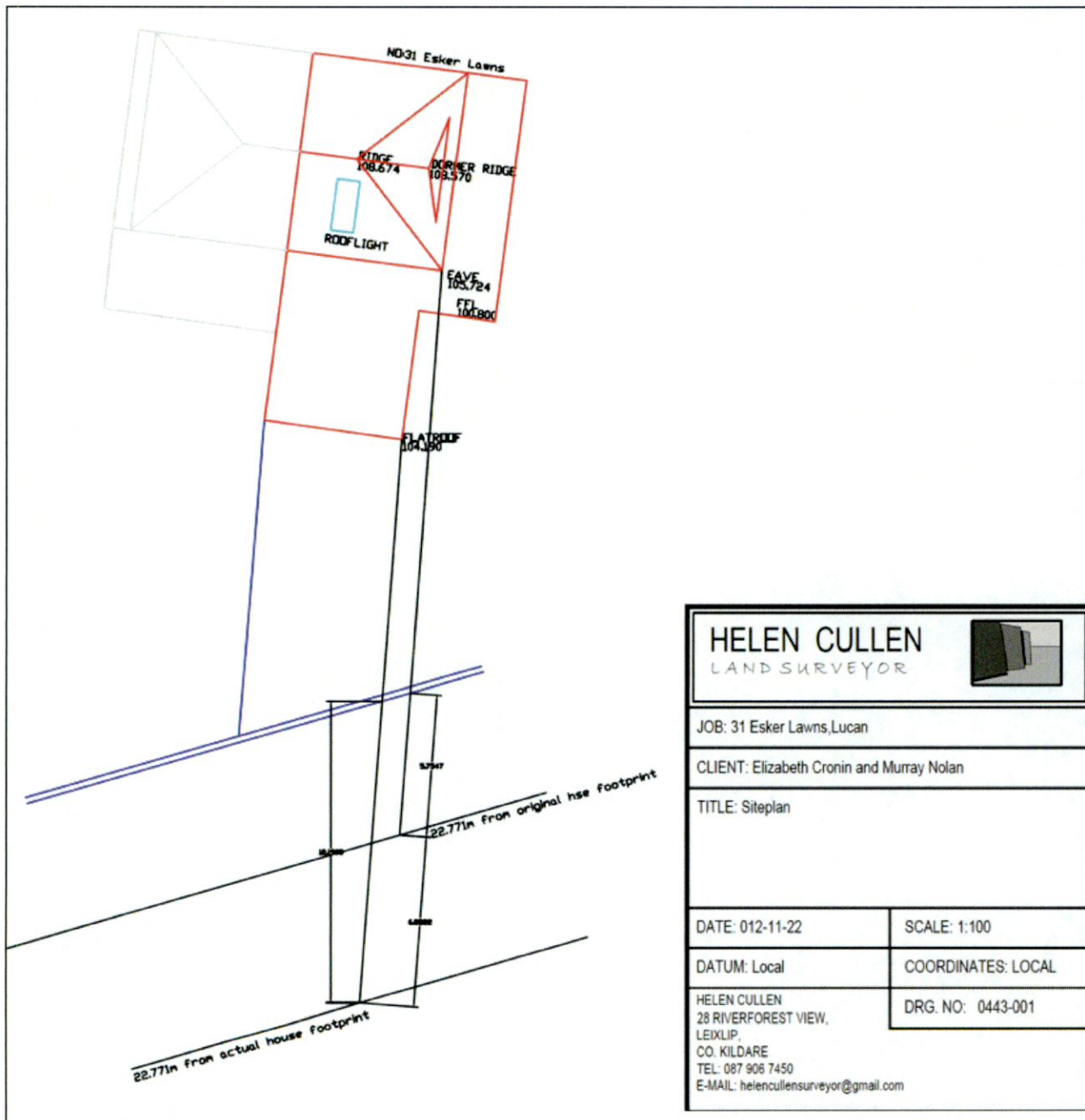


Figure 2.1

The impact of overshadowing on our property by proposed House No.7 is undeniable and significant. To the south-west, the almost 10 meter high gable wall of house no. 7 would be visually obtrusive and overbearing, dominating the skyline as seen from our kitchen, living room and our rear bedrooms. From the entirety of the ground floor of our property, a view of the sky would be minimal.

No 7, as proposed, casts a shadow on our extension and garden throughout much, if not all, of the afternoon during the course of the year, particularly from September through to the end of March. Thus our enjoyment of the amenity of our home and garden will be severely diminished. See Figure 3.0 and 3.1

The submitted drawings and documents for this development make no reference to this obtrusive and overbearing building, rendering the statements on these matters from the planning report highlighted above unable to withstand scrutiny. The Sunlight, Shadow, Daylight reports submitted do not take into account the true position and layout of the homes to the east of the proposed development and hence cannot be relied upon as an accurate report.

Below we have provided examples of shadowing at different dates and times of year to illustrate the impact on the illumination of our home and garden. See Figures 3.0 and 3.1



Figure 3.0

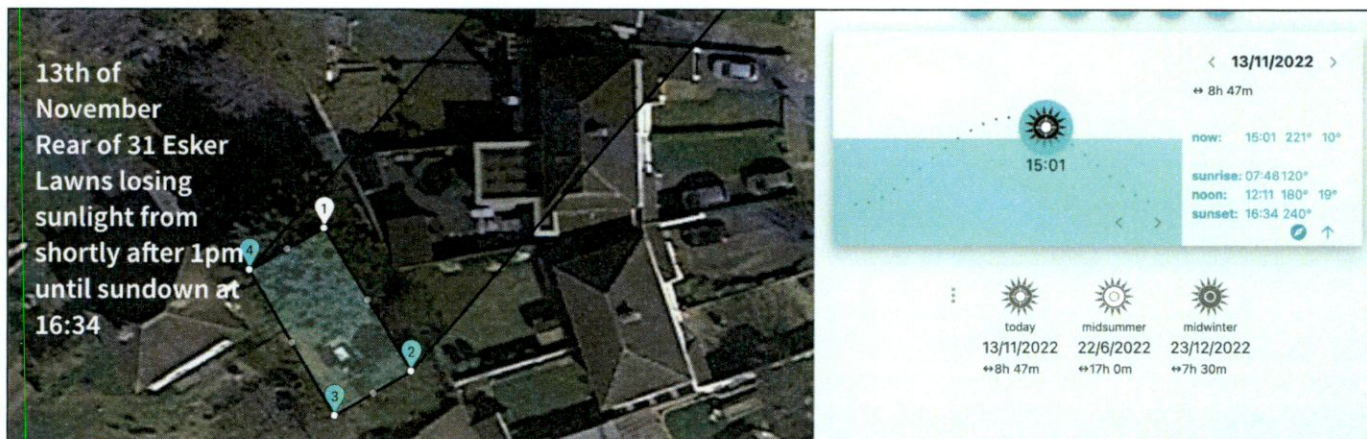


Figure 3.1

Further, the overshadowing issues are exacerbated by the proposed height of the new buildings. At 9.8 meters in height, these buildings are not in keeping with adjoining Esker Lawns properties (No 31 Esker Lawns is 7.9 meters in height to ridge line), giving a 1.9 meter height difference that contradicts the statement that the development will be “similar to and reflective of the prevailing height in the environs.”

Having regard to the direct and significant negative impact on No 31 Esker Lawns and our immediate neighbours, we submit that permission should not be granted for house No. 7 based on the current plans. The thought out design to include the buffer of proposed rear gardens backing on to existing rear gardens has not been afforded to houses 29-33 Esker Lawns, no buffer is in place to combat overshadowing or privacy issues.

The height of any houses approved should be in keeping with the height of surrounding Esker Lawns properties, as directed by the South County Dublin Development plan 2016-2022, section 11.2.7 which states that “*new residential development that adjoins existing one and/or two storey housing (backs or sides onto or faces) shall be no more than two storeys in height, unless a separation distance of 35 metres or greater is achieved.*”

In summary, the planning statement issued for the revised development states (on page 9) that as a result of the omission of house no.8 [the development] “will not result in any overbearing, loss of light or overshadowing of neighboring properties.” As outlined above, this is simply not the case and these impositions on neighboring properties are still proposed within the plans, imposed by house no. 7.

The planning statement goes on to say that ‘house no. 7 has been pulled back from the neighbouring boundary to the east with the current side gable of the proposed house no. 7 being c.18.6m away from the rear of its nearest neighbour.’ The applicant has, for the second time, failed to accurately reflect the position and layout of neighboring properties, such that these figures are entirely inaccurate and unreliable.

To conclude, a 10 metre gable wall of the proposed House no. 7 would be utterly overbearing of neighboring homes causing significant injury to the enjoyment of these properties.

We confirm that we have paid the appropriate fee for this submission.

Yours,

Elizabeth Cronin and Murray Nolan
31 Esker Lawns
Lucan
K78 F6K0

SENT 20:25 14th November 2022

**Murray Nolan
Elizabeth Cronin
31, Esker Lawns
Lucan
Co. Dublin
K78F6K0**

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**