

To: Planning Authority, South Dublin County Council.

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

Date: 14/11/2022

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.

It is my contention that there is no real traffic management plan in existence with this proposed development at Clonbrone SD22A - 0390.

The proposed development requires demolition and deep excavation in order to make the site ready for the proposed 7 houses, this work can only be done by heavy plant equipment and machinery. The proposed site is located on top of a busy hill shared by pedestrians, cyclists and motorists. The access point cannot safely facilitate the volume and size of the equipment required for this stage of the planned development without causing major disruption to pedestrians, cyclists and motorists and potentially endangering them.

This will continue long into the construction phase, which will require endless deliveries up Newlands Road/Esker Hill by lorry. Visibility at the site is very poor for all road users. Delivery trucks will inevitably dirty the hill and cause huge delays in traffic flow. Such disruption will impact the quality of life for so many people living in the area everyday for a protracted period.

I feel that the safety of all road users at this location, particularly pedestrians, needs to be examined carefully.

Traffic volumes have increased since the nation has returned to work post Covid, but traffic volumes in Lucan are unsustainable. Newlands Road and the hill at the " LayBy " are the only access points for Esker Lawns, Cherbury Park, both Graveyards and they provide access to a lesser extent to Beech Park, Beech Grove and Lucan Heights. Currently access into these estates is severely disrupted by construction at the school and school traffic (while this is outside the remit of this planning application), I feel that the consequences of this development needs to be examined by SDCC within the wider context of traffic in Lucan especially around the village.

SDCC have made a proposal for a planned walkway that will link up the canal with a greenway coming down Newlands Road/Esker Hill. This proposal will see an increase in pedestrians and cyclists on the footpaths and cycle paths in the future. I would contend that this stretch of road is not suitable for all of the changes proposed in the future. I urge SDCC to take a more "joined up" approach on this stretch of road where the impact of 2 significant developments (SD22A- 0390 and the walkway/ greenway) and the increase in footfall could potentially endanger all road users. In addition 2 houses are currently being constructed at this corner further adding to the problem of visibility and congestion.

Esker Lawns is a residential area shared by young families and retirees and it is important that nobody feels like a prisoner in their own homes due to traffic constraints and congestion. The estate is increasingly used as a "Rat Run" and "Car Park" during mornings and evenings for the pupils of both the St. Josephs and St. Mary's girls schools. Granting planning permission to the proposed development will essentially reduce access to the other road servicing the estate, reducing the residents quality of life in a negative way.

Noise, dirt and dust from both demolition and construction of this development will greatly impact the residents of Esker Lawns. The development site covers a large wooded area and the activity associated with demolition and construction at the proposed site is going to displace rats that are inevitably living there. This will pose a significant health risk to all residents of Esker Lawns, Sarsfield Park and Lucan village. A number of houses in Esker Lawns will have a reduction in their amenity by the fact that their gardens are considerably overlooked and this will be permanent and not just during demolition and construction.

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.

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,

Brendan Carthy,

Brendan Carthy
32, Esker Lawns
Lucan
Co. Dublin
K78 D8XO

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**