

24 Esker Lawns,
Lucan,
County Dublin

15th November 2022

Planning Department,
South Dublin County Council,
Tallaght,
Dublin 24

Planning Application Reference Number: SD22A/0390

Applicant: *Nacul Developments Ltd*

Description of Development: *Proposed Demolition of an existing 2 storey dwelling for the construction of Seven 3 storey (i.e. 2 storey plus dormer level) 5 bedroom houses comprised of 3 detached houses and 4 semi-detached houses on a site of 0.3 ha.*

Location: *Site known as "Clonbrone" on Lucan Newlands Road/Esker Hill, Lucan County Dublin, K78Y5C2*

Dear Sir/Madam,

I wish to lodge an objection/submission in respect of planning application SD22A/0390. I confirm I have paid the prescribed fee of €20.00 (receipt number: T4/0/723356. See attached).

As a resident of Esker Lawns for over 30 years I wish to submit my objection to this application on the following grounds:

Objection 1: Scale, layout and density of Buildings to the rear of 17 – 34 Esker Lawns.

The proposed development consists of seven three storey (i.e. 2 story plus dormer level) 5 bedroom houses at "Clonbrone" directly behind my house, by the applicant Nacul Development Ltd. As with the previous planning application the scale of development is too dense for this irregular shaped, small 0.3 ha site. In the adjoining site called "Clonard" a similar application for high density housing was refused and a single dwelling house retained on the site. There is no high density housing similar to that being proposed at "Clonbrone" in the vicinity of Pettycannon/ Lucan Newlands Road/Esker Hill. I believe that the site does not have the capacity to shoehorn 7 houses as proposed. Government policy is not to encourage overdevelopment within existing settlements. It needs to be noted that the drawings submitted are not based on up to date or accurate drawings of neighbouring gardens and extension as well as the 2 newly built houses on the site of 17 Esker Lawns (*planning details /52677*) that are adjacent to the entrance of Clonbrone.

Objection 2: Overlooking and loss of privacy

The scale and proximity of the proposed 7 houses backing onto the boundary wall of my house and adjoining houses is too oppressive. The height of the proposed houses would be approximately 2 metres above the height of surrounding houses resulting in a total loss of privacy and loss of visual and residential amenity for me and my neighbours. The adjoining houses in Esker Lawns are modest 2 storey 3 bedroom houses compared to the proposed 3 storey (i.e. 2 story plus dormer level) 5 bedroom houses.

I have concerns about the accuracy of the developer's Sunlight, Daylight and Shadow Assessment report given the drawings of neighbouring gardens and extensions included are inaccurate. Therefore the calculations provided cannot be relied upon as they do not capture the massive shadowing of gardens by the proposed development.

Objection 3: Visual amenity

The site has at present one residential dwelling with historical links to the Shackleton family. It is surrounded by a woodland area consisting of a variety of mature trees. The owner of the property has over the last couple of years actively undertaken a cull of trees within the site as well as on the steep slope adjacent to the development site that leads down to the main Lucan road, in order to facilitate development of this site. The further clearance of woodland would be detrimental to the environment and would eradicate the present visual amenity for me and the residents of the area.

Objection 4: Loss of Wildlife habitat

There is an abundance of wildlife living on the site that would be impacted by this development. This wildlife is often seen and heard coming from the proposed development site and visiting our back gardens such as foxes, pheasants, squirrels, hedgehogs, bats and a variety of species of birds. This proposed development would be detrimental to the habitat that supports this wildlife, which is of immense concern to me. It is unacceptable to replace a beautiful woodland area with an unnecessary, dominant and overbearing development.

Objection 5: Road access

The proposed entrance is only suitable to facilitate a detached house similar to the adjacent entrance to Clonard. Widening the entrance is not sufficient to accommodate access to the high density development that is proposed. In addition, the entrance is situated on a dangerous blind bend at the top of a steep hill that leads down to a busy main artery into Lucan village.

The **SDCC's proposed Grand Canal to Lucan cycle route** that is a very welcome initiative, must be taken into account in considering this planning application. The SDCC's plans involve changes to the roadway directly outside the entrance to Clonbrone, whereby the existing carriageway is to be narrowed and upgraded to a shared street and the immediate junction corner RADII is to be tightened. The pathway outside the proposed development to Lucan Village is very narrow and I believe that the proposed development will present a danger to the safety of pedestrians, cyclists and other road users resulting in the potential for serious accidents/ incidents.

Furthermore, each house on the site is to be provided with 2 car parking spaces and there is no provision for any unallocated spaces within the development for third party parking e.g. visitors, tradesmen, deliveries, utility companies and tenants if any of the properties will be rented. It is certain that this omission of any unallocated car parking spaces on the site will result in a spill over of parked cars on the access road into the development and along Lucan Newlands Road and Esker Lawns, impacting the flow of traffic and creating congestion issues.

In addition with regard to the collection of household waste, it is not clear if bin lorries will realistically be able to safely access and manoeuvre within the very tight cul de sac layout that is proposed and be able to safely exit. It is more likely the 7 households will have to

wheel their bins (*up to 14 bins on certain collection dates*) out to the entrance of the proposed development on a dangerous sharp blind bend in the road which would create a hazard for all road users, cyclists and in particular pedestrians who will have no choice but to walk out onto the roadway, because access to the already narrow footpath is blocked, which could remain blocked for at least 12 hours or more until collected.

With respect I contend that this proposed development is unsuitable, oppressive, inappropriate in design and would seriously diminish the visual and residential amenity of the area. It would have a detrimental impact on woodland and wildlife. It would result in the loss of a house that has historical links to Lucan and the Shackleton family. I would like to state I am not opposed to development at this site if it is in keeping with the nature of other detached houses on Esker Road, thereby retaining the character of the area and the existing woodland and wildlife. This small 0.3 ha site would be more suitable to accommodate a maximum of 2 or 3 detached houses while retaining the existing house, which would better suit and enhance the visual and residential amenity for all residents.

Yours sincerely,

CLAIRE DALY

Claire Daly
24, Esker Lawns
Lucan
Co. Dublin

Date: 16-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.sdblincoco.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.sdblincoco.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**