



The Lucan Planning Council
c/o 17 Finnsparck
Finnstown Cloisters
Lucan
Co Dublin

Re Application SD022A/0390 Clonbrone, Esker Hill, Lucan observation

Observations on the application

The LPC wishes to make the following observations on this important planning application. In brief, it is out of character with the surrounding area, out of scale, over dense, will create a danger to traffic, cyclists, and pedestrians, Does not conform to the Lucan Village Design Statement, and is contrary to the proper planning and sustainable development of the area.

Lucan Village, and the Lucan Village Design Statement

The development is proposed in one of the most settled areas in Lucan Village. This is close to the home of James Gandon and is in the area covered by the Design Statement.

The area is low rise and relatively low density.

The proposed development for 7 dwellings in a small area is out of character with the area, and Design Statement. The site is too small for the proposed density. We suggest that 3-4 dwellings would be more than generous for the capacity of the site.

The height of the dwellings is also out of scale and character with the area. This is a consequence of the over dense proposal. Not only will the height cause overlooking of adjacent dwellings but it will also cause overshadowing . We recommend that a maximum height of two storeys, with no dormers would alleviate both issues.

Traffic, Parking, Entrance and Egress

The proposed development is over-dense and the entrance to the site is not capable of accommodating the level of traffic that the development will generate. There are 14 proposed parking spaces. This equates to 2 per dwelling. Our experience of new builds is that the actual level of car usage is far higher than this.

The entrance to the site is on a bend in a difficult road and has obscured sight lines. It is simply not safe enough to accommodate the level of traffic that would be generated at peak hours. We are also concerned that residents of the new dwellings will park in adjacent estates, or on the road outside the site and will obstruct cyclists and pedestrians.

We question if the entrance is sufficient for access for emergency vehicles. This must also be taken into account for periods where the development will be heavily parked e.g. at night.

We have commented previously on the level of school bound pedestrian, cycle and vehicular traffic in the area. The entrance to the site presents a clear danger to all traffic using the road.

Right of way and access through the site.

We understand that there is a right of way through the site, which must not be obstructed.

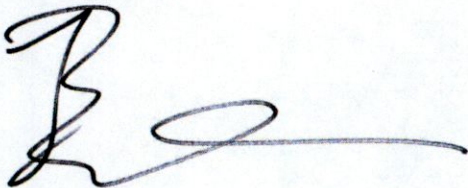
Conclusion

Like many infill developments this has remained vacant because of the awkward nature of the site, especially of its entrance. The developers are over-egging the proposal in the hope that the current national pressure for housing will benefit them. The site is not capable of sustaining 7 overly-high dwellings without placing a severe burden of the surrounding area and current road users (especially pedestrians and cyclists).

The simple and acceptable solution is to reduce the density and the height of the development.

Our Council must keep in mind who will benefit from this development. Lucan Village is an active area that has high engagement with its residents and locals. This should not be impaired by over-development and loss of character. We believe that the site can be developed for the benefit of the community and in a sustainable way. However this would require a lower density and lower heights .

Yours sincerely

A handwritten signature in black ink, appearing to read 'Justin Byrne', with a long horizontal flourish extending to the right.

Justin Byrne
Planning Secretary
Lucan Planning Council

Justin Byrne
The Lucan Planning Council
C/o 17, Finnsparck
Finnstown Cloisters
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. Crowley
for **Senior Planner**