

NIAMH BELL

27 ESKER LAWNS, LUCAN, CO. DUBLIN, IRELAND, K78 CP83

Planning Department
South Dublin County Council

15th November 2022

Re: Observation to Planning Application SD22A/0390

Dear Sirs,

I, Niamh Bell would like to make an observation to the Planning Application SD22A/0390 for a proposed development at Clonbrone, Lucan Newlands Road, Lucan, Co Dublin, K78 Y5C2.

My major concerns in relation to this development are as follows;

Access

The proposed entrance is located on a bend on a hill which is used by local residents and visitors to Esker Cemetery for getting into and out of Lucan village, this would cause major congestion issues for residents and would appear to be a dangerous location for the entrance for the quantity of houses proposed.

Parking

Parking is a major issue in the village and paid parking is in operation. There does not appear to be any additional parking spaces for visitors to the proposed estate.

Services

The amount of additional Power, Water, Gas and Drainage required for such a development could cause a drain on the existing resources to the village. A major overhaul of all existing village services may be required to facilitate such a development.

Visual Impact

Such a large development would have a major visual impact on the existing village. There are existing two storey houses that run adjacent to the proposed development that will be overpowered by such a construction. The proposed height of such a development is not in keeping with our village environment.

Construction

Such a large development means a large construction project. There would be a constant flow of construction traffic and also the noise factor involved for the works. There is also the dirt involved with such a project which would be considerable.

Revisions to the road layout would cause additional delays to a road which is already far from perfect. The noise levels for construction and construction traffic for such a development will be substantial.

As I'm sure you understand we have other concerns in relation to this development due to it's scale and magnitude but the above mentioned are what we feel will have a detrimental effect on our living conditions, and we would greatly appreciate it if you could take our concerns into consideration when assessing this application.

Yours sincerely,



Niamh Bell

Niamh Bell
27, Esker Lawns
Lucan
Co. Dublin
K78 CP83

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 by 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**