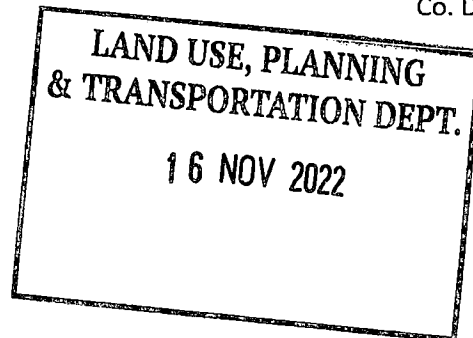


20 Esker Lawns  
Lucan  
Co. Dublin

South Dublin County Council  
County Hall, Town Centre  
Tallaght  
Dublin 24



16 November 2022

Planning Application Reference No. SD22A/0390 - Nacul Developments

Dear Sir/Madam,

I wish to raise an objection regarding the proposed development of the Clonbrone site, Lucan, Co. Dublin on the following grounds:

**1) The height of the proposed development relative to existing adjacent houses in Esker Lawns**

According to the plans submitted in support of the application at Clonbrone, the height of each new dwelling house will be 9,800mm at the highest roof point. When compared with the most recent planning application in the immediate vicinity, that of 2 new dwelling houses beside 17 Esker Lawns, the height of the proposed "2 storey plus dormer" dwellings are a full 2,234mm higher at the highest roof point than the development beside 17 Esker Lawns (Please see 'Elevation Plan' as submitted with planning application SD17A/0241). It is clear that the height of the development beside 17 Esker Lawns is in keeping with the existing developments in Esker Lawns. On this basis, it can be demonstrated that the proposed new dwellings will dwarf the existing Esker Lawns houses in height. These proposed houses may have the appearance of being 2 storey with dormer but in reality, they are 3 storey houses with accompanying build-height requirements. The Armstrong Fenton Associates Planning Statement confirms this assessment on Page 20. Accordingly, the proposed new dwellings will impact adversely on my house - No 20 Esker Lawns - due to height, consequent overshadowing, light reduction and may result in significant property devaluation.

The existing house on the site, is a large old stately house and is set well back from all Esker Lawns houses. It has a height from ground to roof-top of 8,750mm (versus the 9,800mm proposed for new houses which will be in very close proximity to Esker Lawns). The demolition of this old house appears inappropriate given that it seems to be in reasonable condition. Renovation/restoration might be a more suitable option.

In addition, the height of the existing boundary wall, which will remain, is 2,000mm. The back extensions of the proposed dwelling houses are 2,400mm from ground to glass finish, 2,750mm from ground to base of back extension roof and are somewhere between 4,000mm - 4,500mm from ground to top of back extension roof. These structures will clearly be visible to all existing residents over the boundary wall. This is not in keeping with existing properties in Esker Lawns.

## **2) Overlooking relative to the existing adjacent houses in Esker Lawns**

No measurements are provided throughout for garden lengths from the end of the proposed new dwelling houses to the boundary wall of the existing Esker Lawns houses. Taking my own property as an example, certain measurements are provided e.g. the length of the garden including paving in proposed House 1 (9,173mm) and the distance from the back of my house (20 Esker Lawns) to the far left corner of House 3 (30,120mm). However, neither measurement is representative of the true distance as reflected in the plans because:

- a) The garden including paving of House 1 is set back further than all other houses and
- b) The distance of 30,120mm is made from what appears to be an inner door rather than the kitchen extension, which extends further beyond the door, on the proposed new dwelling.

A 3 storey structure, 9,800mm in height, built 6,625mm away from my boundary wall, must constitute overlooking & overshadowing and will result in detrimental light reduction.

Esker Lawns is a mature development of c.50 years. Balance is required for new development in established residential areas, specifically a balance "between the reasonable protection of the amenities and privacy of the adjoining dwellings, the protection of established character..., the need to protect the amenities of directly adjoining neighbours and the general character of the area i.e. views, architectural quality, civic design". Existing residents have a right to expect that any adjoining developments blend in seamlessly to preserve the character of the existing estate. This proposed development does not meet this criteria in my opinion. The new development will result in the loss of the existing visual amenity and privacy currently enjoyed by the residents.

## **3) Access to and from the Clonbrone site**

Clonbrone has a very narrow access entrance. Traffic leaving the access point will be exiting onto a narrow road with a steep incline on a bend. The development, if approved, will increase traffic permanently on an already dangerous road and through Lucan Village / Esker Lawns estate. The development, if permitted, will result in significant disruption to the adjacent Esker Lawns residents, many of whom are long-term occupiers of their properties and are of retirement age.

## **4) Wildlife**

This site has been a wildlife sanctuary for decades. The proposed development will not only adversely affect wildlife but will effectively mean permanent reduction/destruction of wildlife in this area.

## **5) 2021 Planning Permission refusal and arguments made by the Armstrong Fenton Associates Planning Statement in favour of the granting of approval as part of the 2022 planning application:**

The following observations are made in relation to Armstrong Fenton's responses to the 8 reasons raised by South Dublin County Council as part of the 2021 planning permission refusal on the Clonbrone site:

**Reason 1:**

- a. Commentary at 1 & 2 above demonstrates that the issues of overbearing, overlooking, cramped layout and proximity remain in terms of the revised proposal for all the new proposed dwelling houses (Houses 1 - 7). South Dublin County Council's reason for refusal in 2021 was based on issues with all dwellings as originally proposed. The Armstrong Fenton Associates Planning Response focuses only on amendments proposed for Houses 7 and 8 from the 2021 planning application. Amendments proposed to House 7 appear minimal.
- b. Separately, the light report demonstrates a loss of light for all existing adjacent Esker Lawns residents, which is to their detriment.

**Reason 2:**

The issue of the design being cramped in the context of the site and surrounding area continues to exist as is demonstrated in 1 - 3 above.

**Reasons 5 & 6:**

"Limitations" are expressed by the Authors of the reports from Enviroguide and Arborist Associates Ltd. To a non-expert, it would appear that these limitations require further assessment to ensure this new development meets all appropriate standards with respect to potential impact on wildlife, trees etc. For reasons of transparency and duty of care, the final reports, together with these limitations addressed satisfactorily, should be addressed to South Dublin County Council, not solely to Nacul Investments Ltd. By way of example, the Enviroguide report which is exhibited to address Reason 6 clearly states within that the report is prepared for the sole use of Nacul. It is unclear whether reliance can be placed on such reports as a means of addressing the reason for the 2021 refusal if the Author does not permit them to be relied upon by South Dublin County Council.

I respectfully submit that this proposed development should be rejected by South Dublin County Council for the reasons and arguments set out above.

Yours sincerely,

Anne & Tom Ryan.

Anne & Tom Ryan  
20 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.sdbublincoco.ie](http://www.sdbublincoco.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.sdbublincoco.ie](http://www.sdbublincoco.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,

  
for Senior Planner