

Planning Ref SD22A/0390: Clonbrone, Lucan Newlands Road, Lucan, Co. Dublin. K78Y5C2

I wish to object to the above planning application for the following reasons:-

Safety

- The entrance to Clonbrone is on a blind bend on an extremely busy road. The developments residents' cars, visitors, deliveries etc will mean that a lot of traffic will enter and exit. I do not think the remedial proposals suggested will improve the situation sufficiently.

- While some effort has been made to accommodate a fire engine, this is not sufficient for safe access for fire and ambulance services in the event of an emergency situation. Fire tendons and ambulances cannot be expected to queue for entry and exit from a development.

- The traffic associated with the proposed development will make the journey more hazardous for cyclists and pedestrians using the proposed new cycleway/pedestrian walkway from beside Clonbrone to the road below.

- Clonbrone is on the road to Esker Cemetery. Esker Cemetery is one of the busiest burial grounds in the area. Hearses, mourning cars, pedestrians walking behind funerals etc, are a daily occurrence on the road. Traffic exiting from the proposed development will pose an added risk to those following a funeral cortege.

Height of proposed buildings will impact negatively on existing homes

The proposed development consists of 3 storey homes, close to the boundary with 2 storey properties in Esker Lawns. This is an unsympathetic design in relation to the neighbouring properties which will cause the existing homes to suffer a sense of encroachment, loss of privacy and also overshadowing in some instances. Overshadowing has more serious implications now in that it makes the rooms affected more difficult to heat in a time of fuel crisis.

Plans out of date.

Some of the plans submitted are dated 22nd February 2022 and do not show that 2 houses have been constructed beside the entrance to Clonbrone since then.

Yours faithfully,

Catherine O Donnell

Maranatha,

Esker Hill,

Lucan,

Co. Dublin

Catherine O'Donnell
Maranatha,
Esker Hill,
Lucan
Co. Dublin

Date: 17-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**