

Dear Sir/Madam,

See page 16 and 4th Edition 1938 Map on the Archaeological Report. It shows a route down to the Main Road alongside the wooded area that is referred to in the Arborist Associates Report as a "linear woodbelt". There were old steps somewhere in this vicinity. The current path and steps are newer and I am not certain that they are in the same location as the original steps. It is possible that the steps or remnants of them are inside the green palisade fence, in the woodland area that runs from Clonbrone/Clonard to the Lucan Road. I am highlighting this by way of comment on the Archaeological Report which also suggests there may be archaeological remains underground on the site of the proposed development.

In relation to the woodbelt there is a green palisade fence that runs between the woodbelt and the steps down to the Lucan Road. This fence alongside the steps were put there by previous owners of Clonbrone. Prior to the erection of the fence rights of way were exercised by residents of Lucan into these lands. I grew up as a child and would have gone into these lands where there was considerable vegetation and wildlife to explore. The fence was put up around 2006. The current owners have registered their ownership of this woodbelt that is inside the fence in the land registry. I am not in at all suggesting that the current owners did not have the right to register the woodbelt lands based on their purchase from the previous owners. What I am doing is highlighting that the public had up until about 2006 access to the woodbelt.

I urge that any development of the lands on the Clonbrone site should re-establish public access to the woodlands. There should be permeability as there is with all the surrounding estates. The woodbelt area should be protected and enhanced as part of any housing development on the Clonbrone site which should have permeability into the woodlands. Ideally the woodbelt should be taken into public ownership as part of any development at this location as it is an area of beauty and amenity that needs protection, preservation and enhancement.

I note from Arborist Associates Report that 25 out of 31 trees on site are to be removed. I feel this should be of concern particularly in light of the Archaeological Study which notes "tree cover as recently as 2020, most of which has been cut down, most notably in the north-western garden between 2017 and 2021". There was significant removal of trees in the woodbelt area close to the Lucan Road in 2020. It is not clear whether these are the trees that are being referred to as having been cut down in the Archaeological Study. If there is development of housing at the Clonbrone site there should be some tree planting requirements.

There has always been considerable wildlife at this location including foxes, pheasants etc. There is a need to protect wildlife at this location. Much of was disturbed when trees were cut down in 2020. I live at the back of the woodbelt beside the road junction of Lucan Road and the road leading to Lucan Heights/Esker Lawns and witnessed animals that I believe were fleeing the woodbelt around the time the trees were being cut.

The entrance to the proposed development is off Esker Hill which is on the route of the Canal Loop Greenway the Part 8 for which was approved this week by the Council. The route comes to this point and past the entrance to Clonbrone and Clonard and in through 'Brookvale Park' which is the open space beside Clonard. The proposed development includes 14 car spaces for cars that will access and exit the development from Esker Hill. This should be considered in terms of impact of the

development. This is besides the question of whether it is safe to have that many cars exiting to and from the proposed development on to Esker Hill at this section of the road.

I wish to record my support for residents who neighbour the site and who have raised concerns on the impact of the proposed development on their enjoyment of their properties. Any proposed development should protect and enhance the residential amenity of the neighbouring houses.

I am not against any new development at this site. I would like the issues I have outlined to be addressed if a development of houses is to go ahead at this location.

Yours faithfully,

Cllr. Joanna Tuffy

Cllr. Joanna Tuffy
46A, Esker Lawns
Lucan
Co.Dublin
K78 X5H0

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**