

# LUCAN PITCH & PUTT CLUB.

12<sup>th</sup> Lock, Newcastle Road, Lucan, Co. Dublin.

TELEPHONE: 01-6281570. WEBSITE: [lucanpitchandputt.com](http://lucanpitchandputt.com)



13<sup>th</sup> March 2023

Dear Sir/Madam

Re:                    Planning reference    SDZ23A/0004  
                          Application type        SDZApplication  
                          Applicant's name      Clear Real Estate Holdings Limited

Lucan Pitch and Putt Club are aware that the above Planning reference if granted by S.D.C.C. will result in the construction of 466 residential units on land bordering the north line of the Lucan Pitch and Putt course. In relation to this development by Clear Real Estate Properties( Quintain Properties) Lucan Pitch and Putt Club strongly object to the removal in part and/or entirely the hedgerow which has formed the north perimeter of it's lands since the foundation of the Pitch and Putt Club in 1963.

Lucan Pitch and Putt Club have no objection to the proposed building of the residential units but we must ensure that our members and course are secured and protected prior to, during and following the development of those residential units. To that end Lucan Pitch and Putt Club would strongly advocate the construction of a concrete wall two and a half metres high with netting on top on the construction side of the hedgerow forming the northern perimeter of it's lands. The construction of this wall to be carried out by Clear Real Estate Holdings Limited (Quintain Properties) and at their cost before any development takes place in relation to the proposed residential units.

The protection of our boundary is essential for the functioning of our Club and the comfort of residents. South Dublin County Council did two years ago amend development plans adjacent to Edmondstown Golf Club for the protection of that amenity. We would request that similar consideration is given to the requests of Lucan Pitch and Putt Club "to ensure that any development has regard to the boundary with the protection of the amenity"

Lucan Pitch and Putt Club would appeal to South Dublin County Council in assessing the requested Planning Permission of Clear Real Estate Holdings Ltd, (Quintain Properties) that the retention of the boundary hedging is paramount and remains as is and that the construction of the two and a half metre high wall on the development side of the hedge be an explicit condition of Planning Permission.

Lucan Pitch and Putt has a strong tradition since its inauguration in 1963 of providing it's sporting facility for all age levels from the very young to those beyond the national retiring age with emphasis on family membership and a vibrant juvenile section. We have hosted many National Championships over the years and are one of the strongest clubs in the country. We have always been and must continue to be ever present that our Pitch and Putt course is maintained in it's highly esteemed condition to be the facility it is for the ever growing population of Lucan and the surrounding districts.

Yours faithfully

*Hugh Rooney*  
Hon. Secretary

Lucan Pitch & Putt Club  
c/o Hugh Rooney  
12th Lock  
Newcastle Road  
Co. Dublin  
K78 ET27

Date: 15-Mar-2023

Dear Sir/Madam,

**Register Ref:** SDZ23A/0004

**Development:** 385 dwelling units (139 houses, 70 Build-to-Rent duplex / apartments, 72 duplex / apartments and 104 apartments), ranging between two to six storeys in height comprising the following: - Total of 139 houses consisting of 102 three bedroom two storey terraced houses (House Type: O, E & F); 11 four bedroom two storey terraced houses (House Type: C); 26 four bedroom three storey terraced houses (House Type: A & B); Total of 70 Build-to-Rent duplex / apartments units consisting of 35 two bedroom units (House Type: J, L & O); 35 three bedroom units (House Type: K, M & P); Total of 72 duplex / apartment units consisting of: - 36 two bedroom units (House Type: J, L & O); 36 three bedroom units (House Type: K, M & P); Total of 104 apartment units accommodated in 2 blocks ranging from four to six storeys consisting of 48 one bedroom units (House Type: A1 & A2); 56 two bedroom units (House Type: B1 & B2); Private rear gardens are provided for all houses. Private patios / terraces and balconies are provided for all duplexes and apartments; Vehicular access to serve the development is provided off the Clonburris Southern Link Street permitted under SDCC Reg. Ref. SDZ20A/0021 and currently under construction. Pedestrian and cycle access is also provided to the Newcastle Road (R120) and to the Clonburris Southern Link Street; All associated and ancillary site development, infrastructural, hard and soft landscaping and boundary treatment works, including: - A single storey tenant amenity building (c. 170 sq.m); Areas of public open space (1.45Ha); 538 car parking spaces and 878 bicycle parking spaces (660 long-term spaces and 218 visitor spaces); Bin and bicycle stores; Plant provided at undercroft level and additional plant provided at roof level (including solar panels) of the proposed apartment blocks; 3 ESB Sub-stations; Demolition of remaining walls and hardstanding associated with a former agricultural building; The development proposed includes minor revisions to an attenuation pond, connections to water services (wastewater, surface water and water supply) and connections to permitted cycle/ pedestrian paths permitted under SDCC Reg. Ref. SDZ20A/0021 on a site (c. 8.94 Ha) in the townland of Adamstown, within the Clonburris Strategic Development Zone (Adamstown Extension). On lands generally bound by the Dublin-Cork Rail Line to the north; Hayden's Lane, the Griffeen River and the undeveloped lands of Clonburris Strategic Development Zone to the east; Lucan Pitch and Putt to the south; and Newcastle Road (R120) to the west. This site consists of Development Areas AE-S1 and AE-S2 within the Clonburris Strategic Development Zone, as prescribed by the Clonburris Strategic Development Zone Planning Scheme 2019; This application is being made in accordance with the Clonburris Strategic Development Zone Planning Scheme 2019 and related

**Location:** In the townland of Adamstown, Lucan, Co. Dublin  
**Applicant:** Clear Real Estate Holdings Limited  
**Application Type:** SDZ Application  
**Date Rec'd:** 10-Feb-2023

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 Pleanala 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](http://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](http://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. Crowley  
for Senior Planner