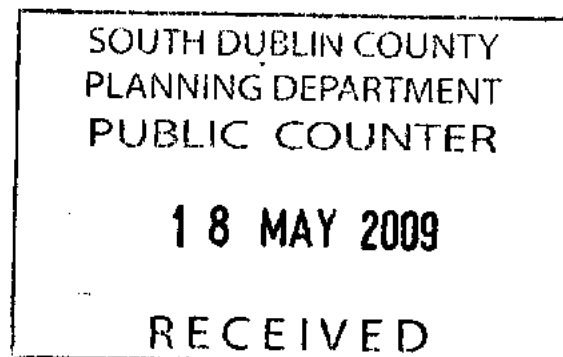


**Green Party/Comhaontas Glas, Room 4, Muintir na Tire Hall, Main Street, Lucan, Co  
Dublin**

Senior Planning Officer,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24.



18<sup>th</sup> May 2009

**Ref: Planning Application SD09A/0149 – Application for Mixed-Use Development at  
Kishogue, Lucan, Co. Dublin by Shelbourne Developments Ltd.**

We the undersigned wish to object to the above application.

## **1 Over-development of Site**

### **1.1 Number and Densities of Proposed Residential Units**

The proposal constitutes over-development of the site. The building heights and number of proposed residences is excessive. In their letter of 9<sup>th</sup> april 2009 to South Dublin County Council, Tiros Resources Limited, on behalf of Shelbourne Developments, indicate that the number of residential units being proposed exceeds the maximum allowed in Scenario A<sup>1</sup> for the site, namely a pro-rata maximum of 876 units. It is clear from their letter that the proposed scheme represents the site's residential allocation permitted under Scenario B, which is the Scenario A + Metro West, namely a pro-rata maximum of 996 units.

Since Metro West has not yet been built, and its original roll-out date is most likely delayed

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<sup>1</sup> Scenario A = Kildare Route project implemented

given the current economic situation, we submit that the proposal is premature and excessive.

Tiros also state that the density of units in Zone A of the proposed development will be 119.0 units per ha, again in excess of the limits in the Local Area Plan, which Tiros themselves state are 82.6 – 99.1 per ha.

We do not accept the assertion by Tiros that *“the provision of the development on the Shelbourne land alone as stipulated under Scenario A would not be in keeping with sustainable land use management principles, which seek, amongst other things, to make the most efficient use of costly serviced land and public transport infrastructure.”*

We submit that it is simple greed on the part of the developer in seeking to build in excess of the maximum permitted units/densities of Scenario A.

We are deeply troubled by Tiros' statement that *“this has been discussed and broadly agreed with SDCC at various pre-planning discussions”*. The maximum permitted residential densities and units are set out in the LAP. If Tiros' statement is accurate, we question SDCC's ability to adjudicate impartially on this planning application, if they have already agreed with Tiros/Shelbourne Developments that they may receive permission for units and densities in excess of the LAP. Should SDCC grant permission in these circumstances, we have no doubt that that grant of permission would be overturned on appeal to An Bord Pleanala.

## **1.2 Building Heights**

We submit that the proposed building heights, in Zones B and C, close to existing residences and the existing road network, such as along Griffeen Avenue are excessive, and must be reduced to temper their impact on the local two-storey dwellings. In the current proposal, existing residences will be overlooked, which will result in:

- The devaluation of property-values for existing residences
- Casting shadows onto existing property
- Reduction in the peaceful enjoyment of by residents of their homes due to overlooking

## **2 Undergrounding the ESB Power Lines**

We note that there is an aspiration in the Clonburriss SDZ Plan to underground the High Tension ESB Power lines. Tiros complain about the required set back from these power lines restricting development in that part of site. We submit that they should be required to fund the undergrounding of those lines as a condition of any permission granted. They would then be able to use that land for other purposes (see comment on allotments later).

## **3 Creche Space**

The Creche requirement at 400 sq.m is half floor space of **800 sq.m required**. But, again the developers state that SDCC have agreed to this. We must re-iterate our earlier concerns regarding SDCC's ability to adjudicate impartially on this planning application, if they have already agreed with Tiros/Shelbourne Developments that they may halve the creche floor-space requirements embedded in the LAP. Should SDCC grant permission in these circumstances, we have no doubt that that grant of permission would be overturned on appeal to An Bord Pleanala.

## **4 Retail Development**

Tiros state that the Pro-rata site maximum retail floor space is 2,160 sq.m per scenario. They further state that the proposed floorspace is 2,569 sq.m in excess of the Scenario A pro-rata maximum permitted. Should SDCC decide to grant permission, we submit that the floor space should be reduced.

## **5 Commercial Development**

On Page 12 of their letter of 9<sup>th</sup> April, Tiros state in Table 3.3 the pro-rata maximum permitted floor space for commercial development:

Scenario A pro-rata max = 4,800 sq.m

Scenario B pro-rata max = 5,760 sq.m

Scenario C pro-rata max = 6,240 sq.m

The proposed floor-space of 6,089 sq.m clearly exceeds **both** the Scenario A and

Scenario B maxima. Should SDCC decide to grant permission, we submit that the floor space should be reduced.

## **6 Social and Affordable Housing**

It is not clear from the documents submitted whether the percentages of apartments/houses, 2-bed, 3-bed to be allocated to social and affordable housing are equivalent to those allocate to private dwellings. We submit that this should be clarified.

We are puzzled as to why does SDCC housing department state that there is no requirement for 4-bed units (page 15 of Tiros Letter). Are families who cannot afford to purchase private homes on average smaller than those who can afford such homes? We think not! We submit that there should be an allocation of 4-bed units for Social and Affordable Housing.

## **7 Location of Alottments**

That the location of the alottments are to be placed inside the High-Tension Powerline/Pylon wayleave beggars belief. We submit that this is an entirely inappropriate location for alottments. They will never be used, as people will be fearful of spending long periods of time tending their alottment gardens directly underneath the powerlines. In planning permission SD05A/0274, which was granted to Eleveden Properties, their proposal to allocate play areas/community space within the Pylon wayleave was rejected by SDCC. We submit that the same standard should apply to the alottments for this planning application, and accordingly request SDCC to instruct the developer to allocate land outside of the Pylon wayleave for these.

## **8 Location of Attenuation Pond adjacent to Tullyhall Estate**

We submit that the location of one of the attenuation ponds adjacent to boundary of the Tullyhall Estate, and corresepondingly adjacent to homes in Tullyhall Rise is an inappropriate location. Should a flood-event occur which exceeds the capacity of the pond, the immediate consequence would be flooding of houses and gardens in the Tullyhall Estate, especially along Tullyhall Rise. We request SDCC to instruct the developer to alter the flood provision measures, so as to relocate the ponds eastwards away from residences, existing or proposed.

## **9 Construction Traffic**

We submit that construction traffic must not be allowed to use Griffeen Avenue as this road serves two schools in the vicinity, and is already congested at peak times. Furthermore, we submit that construction traffic must not be allowed to use the Outer Ring Road north of Adamstown Roundabout in accordance with the HGV ban imposed on that road. We submit that alternative construction/haul routes must be constructed, away from residential areas.

## **10 Proposed Opening of Cul de Sacs in Existing Estates**

We submit that SDCC must engage in consultation with residents **and** obtain agreement prior to any opening of pedestrian ways into existing estates. Measures must be agreed by the Council and implemented prior to their opening to prevent estates from being used as "Park and Rides" by commuters.

## **11 Economic Viability and Timing of Proposal**

In the current economic environment, we submit that the application is pre-mature. The housing market is currently seriously depressed. By granting this application, SDCC could jeopardise the success of the Adamstown development.

## **12 Population Growth and Pressure on Facilities/Schools**

### ***12.1 Demand for Secondary Schools***

The South Lucan area has experienced rapid population growth in recent years. The consequence of this has been a demand for facilities, especially for school places. As the population ages, the number of additional children of secondary school going age will increase to the extent that **two** new secondary schools will be required by 2016, as the number of additional children in that age bracket will be in excess of 2,000. To add additional development to the existing neighbourhood is unacceptable. There are two community groups in the area campaigning for new secondary schools, namely the Lucan South Secondary School Action Group and the Lucan Task-Force for an Educate Together Second-Level School. There are two sites designated for Secondary Schools in the

Clonburris LAP. Until such time as both schools are established, we submit that there should be no development on the site. Accordingly, we submit that the application should be rejected.

## **12.2 Public Transport**

The local road network is currently at or near capacity in the AM and Peak periods. Dublin Bus has initiated service reductions across Dublin. Whilst these have not yet affected the Lucan area, if the economic crisis continues for an extended period, it is likely that Lucan will be affected at some stage. To add more traffic to the network at a time of congestion and economic uncertainty cannot be considered proper and sustainable planning. Accordingly, we submit that the application should be rejected.

Considering the foregoing, we request the Council to refuse permission for this planning application.

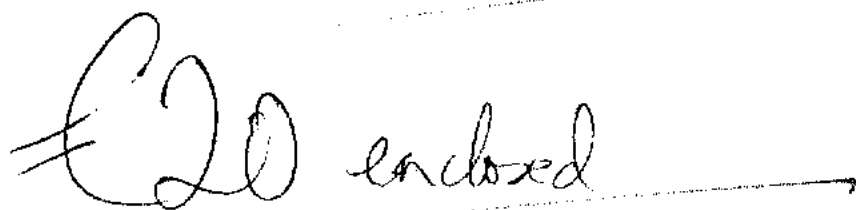
Yours sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Farrell', with a large, stylized flourish at the end.

Dr Kevin Farrell – Local Area Rep, Dublin Mid West Green Party

Cllr Dorothy Corrigan

Paul Gogarty TD

A handwritten note in black ink that says '€20 enclosed' with a horizontal line drawn through the text.

Connecting You to

Planning Department, County Hall, Tallaght, Dublin 24  
Telephone: 01 4149000 Fax: 01 4149104  
Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)

**Dr. Kevin Farrell**  
c/o Green Party,  
Room 4 - Muintir Na Tire Hall  
Main Street  
Lucan  
Co Dublin

**Dated:** 20-May-2009

Dear Sir,

**Register Reference :  
Development:**

SD09A/0149

Mixed use residential, retail, commercial, creche & community development consisting of the construction of 973 no. residential units, all with private gardens, balconies or terraces, (55 no. 1 bed apartment units; 481 no. 2 bed apartment and duplex apartment units; 276 no. 3 bed apartment and duplex apartment units; 63 no. 3 bed houses; 98 no. 4 bed houses); 6089sq.m. of commercial space; 2569sq.m. of retail space; a 408sq.m. creche; a 503sq.m. community building and a 80sq.m. management suite. The site is divided into 3 zones - A, B, and C. Zone A is located to the south of the site and is bounded to the south by the Dublin-Kildare Rail Line, to the east by the Outer Ring Road and to the west by the Adamstown Link Road and will accommodate 429 no. residential units; 6089sq.m. of commercial floor space; 2501sq.m. of retail floor space and a 80sq.m. management facility in buildings ranging in height from 5 to 8 storeys. Zone B is located to the west of the site and is bounded to the east by the Adamstown Link road and to the the north and west by Oldbridge and Tullyhall residential neighbourhoods and will accommodate 237 no. residential units ranging in height from 2 to 4 storeys. Zone C is located to the north of the site and is bounded by Griffeen Avenue to the north, the Outer Ring Road to the east and Oldbridge residential neighbourhood to the west and will accommodate 307 no. residential units, a 503sq.m. community building, 68sq.m. of retail floor space and a 408sq.m. creche in buildings ranging in height from 2 to 6 storeys. The proposal provides infrastructure involving the construction of a new road, to be called Station Road, from the Adamstown Link Road to the Fonthill Link Road including a bridge underneath the Outer Ring Road and single storey retail space within the underbridge structure; the widening of the Adamstown Link road to facilitate a new four arm junction at the Adamstown Link Road and the new Station Road; vehicular and pedestrian access points off the new Station Road; the formation of a vehicular access point from the Griffeen Avenue roundabout; the formation of a **pedestrian crossing on the Adamstown Link Road; a single**



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storey stand alone energy centre measuring 523 sq.m; temporary surface car park for 101 no. cars to facilitate use of the railway station at the initial phases of development; a total of 1493 no. permanent car parking spaces (684 no. at basement level, 101 no. at ground level and 708 no. on the surface), 350 of which are to be used as a park & ride; extensive landscape works including provision of attenuation ponds, allotments, neighbourhood and pocket parks and play areas; and all associated infrastructure and site development works above and below ground required to facilitate the development on a 19.5 hectare site bounded to the east by the Outer Ring Road and to the north by Griffeen Avenue; the Adamstown Link Road traverses the site and the Kildare-Dublin Rail Line is located to the south of the site; the existing neighbourhoods of Griffeen, Oldbridge and Tullyhall are located to the west and north-west of the site. An Environmental Impact Statement (EIS) has been submitted with the application and will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the planning authority.

**Location:** Kishogue, Lucan, Co. Dublin  
**Applicant:** Shelbourne Development Ltd.  
**App. Type :** Permission  
**Date Recd :** 14-Apr-2009

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. The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of the application. Your submission will also be publicly available on both the planning file and the electronic copy of the file on the Council's website.

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 note that all current applications are available for inspection at the public counter and on the Council's Website, [www.sdblincoco.ie](http://www.sdblincoco.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.sdblincoco.ie](http://www.sdblincoco.ie), and when viewing an application on which a decision has not been made, by inputting your email address into the box named **"Notify me of changes"** and clicking **"Subscribe"** you will ensure that you receive an email notification when the decision is made. Please ensure that you submit a valid email address.

Yours faithfully,

Mary Crowley  
for **Senior Executive Officer**