

ENDA P. CONWAY B.E. M.I.P.I.

Town Planning Consultant

Director of Planning

South Dublin County Council



Draft South Dublin County Development Plan 2016 – 2023 Review

Lands at Newcastle County Dublin

I make this submission on behalf of Mr. Val Marren of Geotechnical Investigations Ltd. who owns land in Newcastle. This ownership is outlined in red on the attached ordnance survey map. Part of these lands are the subject of planning permission granted under file reference SD17A/0378.

Sheet 7 refers. It is noted that this map is updated to the extent that portion of the permission granted under SD17A/0378 constructed to date is shown. What has not been included is street no.4 of this permission. The construction of this road awaits the resolution of the development of the plot between street 3 and street 4. A planning application in respect of this plot is about to be lodged. It is noted that this plot is confirmed zoned residential in the draft review.

Please be aware that the alignment of street 4 was specifically set out by the planning authority to represent the definitive alignment of the east/west boulevard linking adjoining neighbourhoods on either side. This was necessitated by the planning authority's decision to grant permission for the primary school road and school buildings, which adversely affected the Local Area Plan provisions by encroaching on the Neighbourhood Park and the road defining its northern boundary. This road, I suggest, should now be confirmed in the review. Its continuation eastwards from the school road roundabout is already shown on the draft.

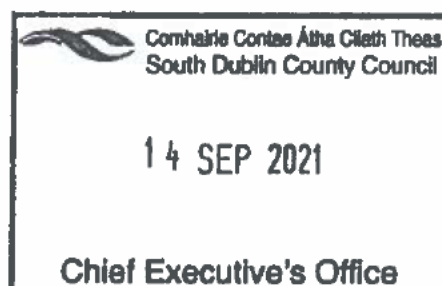
It is noted that the draft review shows a proposed link road joining into Street 3 of SD17A/0378. This proposal is contrary to the provisions of the Newcastle Local Area Plan and makes no planning sense. Street 3 is a restricted access cul-de-sac. The housing is back to footpath and individual car parking is located across the street. In the grant of permission its junction with the school road was conditioned to be restricted in width, and this has been done. Only a pedestrian and cycle connection would be appropriate here, in good planning practice.

The logical treatment of the road pattern in this location, I propose, is to omit the link into street 3, provide the boulevard link, continued westwards to link into the approved residential street on the lands to the west which runs north/south past street 3 thus eliminating the link into street 3. A distinct advantage of that treatment would be a restoration of the Local Area Plan in this vicinity, bearing in mind the planning authority's statutory obligations to achieve the provisions of its LAP.

Sincerely,

Enda P. Conway,

13/09/21





Levelled

OSI

22884

17th CENTRE PT COORD.
700022,728568

DESCRIPTION

MAP SHEETS

1:2500
3388-A 3387-B



Produced by
National Map Centre,
34 Aungler Street,
Dublin 2
On behalf of Ordnance
Survey Ireland,
Phoenix Park, Dublin 8.

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Scale: 1:2,500
Scála: 1:2,500

0 20 40 60 80 100 Metres
0 100 200 300 400 500 Feet

Plot Ref. No. 1095486_1_5
Plot Date 29-MAR-2006

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