

Con and Anne Culhane

Greycot

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The Secretary

An Bord Pleanála

64 Marlborough Street

Dublin 1

13th May 2022

Re: Cairn Planning Application -Barrington Tower at Brennanstown Road

ABF Ref. 313281

Dear Sir/Madam

We refer to the planned development by Cairn Homes for 534 Built to Rent apartments on a site known as Barrington Tower on Brennanstown Road.

The site that includes the vacant Winterbrook house is directly opposite our home where we have resided for the past 28 years. When we moved here in 1994, Brennanstown Road was a quiet country lane with very little traffic on it. However, with the opening of the M50 and the new shopping centre in Carrickmines, this has added greatly to the flow of traffic from and to Cabinteely village.

All the houses on our road were single developments and the area had a very rural and country feel to it then. Since then, we have had two new residential developments on our road. The Carrickmines Wood development around year 2000 contained a mixture of houses and three-story apartment blocks. This development didn't impinge greatly on our area as the scale and spacing within the development was generous. The latest development called Brennanstown Woods contains 136 units built on an 8-acre site, with a mixture of houses and apartments. The Apartments are four story high and do not overlook any single house dwellings in the area as they back onto the previous apartment blocks in Carrickmines Woods.

The development proposed by Cairn contains 534 Buy to Rent units is a huge development and totally out of scale and size to any other development on this road. The height of the apartment blocks and the intensity of this development in a 9-acre site is not in keeping with the established character of this area. Nearby, you have ancient monuments and a historic burial ground that the development will overlook.

Our house and gardens are directly opposite the proposed development and from the Plans, we can see the new Apartment blocks will be 5 story high and within 22 metres of our grounds. The removal of the existing trees on front of the site under the plan, will mean we will be overlooked from the balconies sited on the north side of Apartment Block AB on the plan.

We understand and are advised that the development of this scale in our area contravenes the Dun Laoghaire County Development Plan 2022-2028. Under this Plan, the Council Objective is: "To limit development along Brennanstown Road to minor domestic infills and extensions until a Traffic Management Scheme" The original planning permission granted for Barrington Tower in October 2007 contained 158 dwellings made up of 43 houses and 6 apartment blocks. The apartment blocks under this plan were sited on the south side of the plot and would not have overlooked any houses in the area. We didn't object to this plan at the time as the scale and intensity of the development was much lower and more in keeping with the area.

The addition of this development of this scale will add a further to the traffic issues on our road. Currently our road is not adequate to cope with the level of traffic on it. The road is very narrow, with bad bends and very narrow in places. The footpaths are totally inadequate for pedestrians, some parts are less than 1 metre wide and parts of the road have no footpath at all. This makes it very unsafe for pedestrians, particularly for persons pushing wheel buggies on the paths.

See Pics 1 and 2 near site entrance enclosed

Many cyclists already use our road on which there is no provision for any cycle lane. The new development proposes to add over 1200 cycle users to the area without any proposals to deal with the extra traffic it will add to the road.

In Summary

- The scale and height (up to 10 Story) of this development is totally out of character with the surrounding area and contravenes the County Council Development Plan for the area
- Brennanstown Road is not capable of taking the extra traffic that will be generated by the development. It will further compromise the safe use of the road for pedestrians, cyclists, and motorists alike.
- It will greatly reduce the level of privacy and serenity currently enjoyed by existing residents
- It is inappropriate for a development of this nature to be proposed for an area considered to have huge historical significance

We are not against a development on this site provided the scale, height and density is in line with the surrounding area. Therefore we would ask the Board to reject this plan and have it reduced to a more suitable plan for our area

Yours sincerely

Anne Culhane

Con Culhane



