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The Secretary

An Bord Pleanála

64 Marlborough Street

Dublin 1

Monday, 16th May 2022

Re: Cairn Planning Application -Barrington Tower at Brennanstown Road

ABF Ref. 313281

Dear Sir/Madam,

Observation on Strategic Housing Application by Cairn Homes Properties Limited: Demolition of 'Winterbrook', and the former dwelling attached to Barrington Tower, construction of 534 no. Build to Rent apartments, creche and associated site works. Address of development: "Barrington Tower", Brennanstown Road, Dublin 18. (ABP Ref. 313281)

The site that includes the vacant Winterbrook house is beside our home, Glenlion, where we have resided for the past 38 years. When my parents moved here in 1984, Brennanstown Road was a quiet rural road with a very small number of homes and as a result had very little traffic. However, with the opening of the M50 and the construction of various housing developments (Lambourne Wood & Carrickmines Wood) traffic has increased exponentially but the road remains mostly unchanged.

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 garden runs along a lane which separates our land and the Cairn development. From the plans we can see blocks E & F will be 7 storeys high and overlook our property.

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 a development of this scale will add 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 blind spots. Personally, I have been in an accident on this road as a result of a blind bend. Many houses along the road require mirrors opposite their entrances to see around blind corners, others need to wind down window to listen for oncoming traffic (growing issue with electric cars). The footpaths are less than 1m in parts, extremely tight for 1 buggy and do not accommodate 2 buggies passing or a wheelchair. It is extremely unsafe for pedestrians especially buggies and wheelchairs

Permission should be refused on the basis of the below contraventions:

1. The Land Use Zoning is *“Objective A – to provide residential development and improve residential amenity while protecting the existing residential amenities.”*

I submit that the proposed development would materially contravene Land Use zoning Objective A, its purpose and intent – to protect and improve residential amenity. We ask An Bord to uphold the Development Plan.

2. SLO 73 states: *“It is an Objective of the Council: To limit development along the Brennanstown Road to minor domestic infills and extensions until a Traffic Management Scheme for the area has been completed and its recommendations implemented.”*

I submit that the proposed development would materially contravene Objective SLO 73. I submit that if An Bord disregards Objective SLO 73 it would fail to discharge its duty of care to existing and future residents and all the foreseeable users of Brennanstown Road. Safety and amenity would be diminished due to traffic hazards that will arise under several headings due to the congestion, and obstruction of traffic movements arising during the construction and operational phases of the proposed high density residential development.

3. Policy Objective PHP20: states *“Protection of Existing Residential Amenity. It is a Policy Objective to ensure the residential amenity of existing homes in the Built-Up Area is protected where they are adjacent to proposed higher density and greater height infill developments.”*

I submit that the proposed development would materially contravene Objective PHP20 and accordingly would, due to their height, overlooking, loss of privacy, scale, visual obstruction, failure to respect the existing patterns of and scale of local development, loss of sunlight to mature gardens and hedgerows, seriously injure the residential amenity of existing properties leading to a loss in house prices.

4. The preservation of the trees to the north of the subject site is an objective of the development plan as shown on Land Use Zoning Map 7. This can be downloaded as [land_use_zoning_map_7_0.pdf](#) from the Council website.



I submit that the proposed development would materially contravene this requirement of the Development Plan, as the removal of these trees is required for the development of Blocks AB and CD. The removal of these trees would seriously injure the amenity of both the neighbouring houses and the visual amenity of Brennanstown Road and would therefore be contrary to the proper planning and sustainable development of the area.

To protect and preserve Trees and Woodlands



5. The Site Layout as proposed does not appear to be compliant with TGD B Fire (2006) Section 5.2 Vehicle Access.

The smaller five storey front blocks' top floor is more than 10M above GL and their volume exceeds 7,000 cubic metres. These and all the bigger blocks require a 5M wide hard standing to give access to 50% of their perimeters, a 3.7M wide access road and turning facilities. Attempting to comply with these requirements will significantly reduce the proposed public open space and it is not clear how 50% of perimeter access will be provided.

6. Given the Material Contraventions above, any future proposed development should be significantly reduced.

The topography of the northern boundary does not allow for taller buildings without damaging the appearance or character of the area by the impact of significantly overbearing existing adjoining residential property west of the northern boundary. Blocks AB and CD, at a minimum, should be removed from any new proposal. This land should be laid out as public open space as a community gain for the Brennanstown Road Area to improve local amenity.

The clustering of the remaining six blocks should be reconsidered. Their height and close proximity lead to overlooking, loss of privacy and visual obstruction towards the western boundary, creating a shadowed, low-amenity windswept environment between the blocks. Providing proper fire tender access will significantly reduce the depth and quality of the proposed public open space to the west of the site. This suggests that at least two more blocks should be deleted from the lower part of the site for any new proposal.

Yours faithfully,

Lauren O'Flaherty