



Griffeen Glen Residents Association

www.griffeenglen.org

8 Griffeen Glen Close,
Griffeen Valley,
Lucan,
Co Dublin.

Mr. Paddy McNamara,
Administrative Officer,
Planning Department,
South Dublin County Council,
Town Centre,
Tallaght,
Dublin 24.

October 14th 2007

Dear Mr. McNamara,

Re: Clonburris SDZ / LAP Proposed Development

On behalf of the Griffeen Glen Residents Association, I write to you today in order to set out some of our concerns and objections to the proposed development of "Clonburris" on the very doorstep of our estate. The estate we represent is Griffeen Glen - an estate in Griffeen Valley, Lucan with over 500 households and in excess of 1,600 residents.

We believe that the proposed development at Clonburris LAP/SDZ is extremely ill timed given that the nearby Adamstown SDZ is still in its infancy and Lucan has yet to feel the full impact of the substantial increase in population in the greater area of Lucan and its environs. Already it can be clearly seen that the transport, educational, and maintenance infrastructures are not adequate to cope with the existing demands in the Griffeen Valley without increasing the population trying to utilise them.

The Conburris LAP will actually face onto our estate and as a result we are very, very concerned with the proposed plans for development in this area.

We have no evidence or experience from the past to give us confidence or indeed hope that the delivery of the proposed Clonburris amenities and services will be delivered in a timely fashion or indeed at all.

We are setting out some examples of our reasons for concern for illustrative purposes in this letter. For your ease of review, we will address these under the headings of 1) Transport Infrastructure; 2) Educational Infrastructure; 3) Civic Amenities & 4) Facilities & Services Infrastructure.

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Transport Infrastructure

- Commuting times from Griffen Valley to Lucan and / or to the N4 have increased fourfold in the recent years. The impact of this is that our estate is effectively becoming a “sleeper estate” similar to those found in Southern Wicklow or Northern Wexford despite the fact that it is only 10 miles from the city centre! Our estate is now effectively cut off from our own village, the village of Lucan.
- Due to traffic backlogs brought about by road congestion on surrounding roads, exiting the Griffen Glen estate in the mornings can take up to 10 minutes. These same roads will be impacted by any development in Clonburris and indeed it would appear that if the current proposals get the go ahead, then we can only see a future of being gridlocked into our own homes and estate.
- Existing roads in the area of Griffen Valley have been designed for local traffic needs. More and more this is not the case as it is clear that they are being used as feeder routes to and from other areas & developments. The plans for Clonburris SDZ/LAP take a great deal of care in detailing the road structures, sizes, speed limits and uses within the development, yet it appears to ignore the fact that once vehicles leave the SDZ/LAP, they then have to flood on to roads that are not designed for that volume of traffic nor can they be adapted to deal with such volumes.

Educational Infrastructure

- There are insufficient educational facilities in the Griffen Valley area as it stands in particular with regards to Secondary level education. The proposal for Clonburris includes provision for 4-6 primary schools and 2-3 secondary schools. This is for up to 16,000 new homes. So in simplistic terms, that means 1 secondary school for every 4,000 homes and 1 primary school for every 8,000 homes. Surely this is once again setting the scene for yet another disaster zone and potential educational slum.
- Whilst the plans for Clonburris does include schools it is clear that the number and size of these schools will not be sufficient to deal with the needs of the residents in that area and therefore there is no chance it will support the needs of the residents of Griffen Valley. Where do you propose that the children of our community are educated as the community of Clonburris will have to overspill into our already under resourced schools or do you expect them to be home schooled?

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Civic Amenities

We are lucky to have the Griffeen Park in the heart of our community, but due to parking restrictions, lack of changing & showering facilities, early lock down and restricted access it is not as widely used as it could be.

- The Griffeen Park contains a number of football pitches, however when there is a match being played, people have currently have nowhere to park their cars, and resort to abandoning their cars on the grass verges or on the roads or as we experience in our estate on a daily basis across our driveways. Quite apart from destroying the grass verges this is extremely dangerous for passing traffic and, it is only a matter of time before there is a serious accident.
- We are concerned that the proposed Clonburris Development would put greater pressures on the extremely limited Civic Amenities contained within Griffeen Park and would in effect result in overuse of the proposed swimming pool as soon as it is opened.
- In relation to facilities for younger children, apart from the single playground in Griffeen Park there is nothing to for young children in this area despite plans and promises in the past. Why should we believe that Clonburris would be any different?
- For teenagers the only distraction is the skateboard park and the proposed swimming pool. Aside from these the only alternative is loitering on corners, outside shops and around the park and we all know that loitering invariably leads to anti-social behaviour including damaging trees, graffiti, littering and generally causing nuisance to residents.

Facilities & Services Infrastructure

- The plans include a 'site' for a fire station. This is a great intention, however neither great intentions nor 'sites' ever put out fires. The fire station needs to be built and manned 24 hours a day and the same is true for the proposed Garda station.
- A centre of Worship is proposed for Clonburris. A single centre of worship to cater for 16,000 homes seems even more under sized than the provision of 2 primary schools!
- A primary healthcare centre is planned also, but given that we would then have Lucan, Adamstown and Clonburris with no Hospital or even Ambulance base, surely this is risking the lives of locals.
- On a very simple level, it has come to our attention that the lack of resources / poor work planning means that adequate litter bins cannot be placed in the area of Griffeen Avenue, the Griffeen Park or the Outer Ring Road as SDCC cannot

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cope with collecting a single extra litter bin. If this is true, and we do have this in writing from the relevant department, then please help us to understand how the planned development in Clonburris will be maintained?

- Broken footpaths, dips and ridges in roads, fly tipping and anti social behaviour (grafitti, boy racer activity and littering to name but a few) are all clearly evident in the Griffeen Valley area. Where are the resources to tackle these issues? How much worse will it get with the potential arrival of Clonburris?
- Given the fact that the greens in our estate cannot be cut effectively or efficiently in a manner that maintains the aesthetic views in the estate, we find it difficult to understand how the Clonburris can be maintained without significant additional resources being assigned to it.

We would like to be clear we are not opposed to further development in this area, however we are vehemently opposed to haphazard and ill planned development and we believe that, in its existing proposed format, Clonburris is a disaster waiting to happen - a disaster for existing residents in the area and also the future residents of Clonburris.

However we are also realists, so if Clonburris is to proceed, it is vital that the plans be scaled down considerably and that the required infrastructures are put in place in advance of any development not promised in arrears. In particular the scale of the development in relation to number of dwelling units and the height of these units must be radically reduced. We are not willing to accept promises from SDCC or any other agency, council or public body for that matter, as we have clearly seen where plans get changed and amenities get set aside in the pursuit of the almighty euro! (A case in point being the building of Lidl at Ballyowen on the site that was designated for a large community facility).

It never ceases to amaze us the speed and efficiency with which property can be developed for sale yet the required facilities and infrastructure that are supposedly a condition of the planning can take years and years and is often delivered to a lower specification than the original plans. It is for this very reason that we are exceedingly sceptical of the tie up of transport provisions for the development but no apparent tie up of amenities, educational facilities or other Services such as retail, health or safety and security in the same way. There appears to be no guarantee that the services required to maintain and sustain such a large development will actually be in place in time for the needs of the area.

Therefore, We demand that the plans for Clonburris are scaled appropriately to include substantial reduction in the number of dwellings, that the existing boundary walls of all communities in Griffeen Valley are maintained, that the Primary and

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Secondary educational needs of Lucan are addressed in advance of any development and in advance of building facilities for the Clonburris development. We also want written ministerial guarantees that Garda and Fire/Ambulance services will be both built and manned in Clonburris for the Clonburris and the existing Griffeen Valley areas on a 24-hour manned shift. This is critical to reducing crime in the area (or at the very least not letting it increase) and do we really need to draw your attention to the recent tragic deaths in Bray as a reminder of what happens when full time Fire/Ambulance services are not available. We respectfully request that you take our thoughts and comments into consideration before any final decisions are made.

We are also engaging with our local Councillors and Politicians on this matter and we are asking them to ensure both our views and the views of neighbouring estates are taken into account regarding Clonburris SDZ & LAP and any other developments in the greater Griffeen Valley and surrounding areas.

Sincerely

Peter Corby
Secretary.

Shane Stafford
Treasurer

For and On behalf of the Residents of Griffeen Glen.

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