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Submission to the Proposed Draft Variation (No. 6) of the Dublin City Development Plan 2016 - 2022: Site at Marrowbone Lane (Including DCC Depot lands), Dublin 8.

Avril Feeney
Administrative Officer
Planning Department
Dublin City Council
Block 4, Floor 3
Civic Offices
Wood Quay
Dublin 8

Hi Avril

We have read the proposed variation to the development plan and would like to make the following submission with our observations:

We are residents at 7 Marlon Villas, a small lane and way cul de sac just off cork street. The observations we want to raise can be summarised as follows:

- Parking & opening our small cul de sac as open access
- Traffic Hazard at Marlon Villas
- Access & Security
- Car Parking allocation
- Safety issues the proposed variation creates
- Bin collection
- Private open space
- Resident makeup

Parking & Opening our small cul de sac as open access

Our most pressing concern is opening up the laneway. The small cul de sac, pictured below, currently does not have open access and is not a thoroughfare for the general public. There are six houses on the laneway and as you can see from below picture the parking on the laneway is very tight. Each car has to reverse into the lane and reverse right down the lane to the front of the individual house. We 'Stack' our cars' by parking them in a line. Once outside the house the car must be parked on the little pathway outside the house. All residents park the car very closely to the railings outside the house. Meaning that the driver (on the right-hand side of the car), must then hop over to the passenger side to get out of the car. The reason being is that the driver door cannot be opened when parked so close to the railing. Each resident must do this in order to allow other residents to reverse down the lane, and to drive out past the cars.

There is only room for four cars outside the house, and the fifth and sixth cars must be parked at the end of the lane close to the opposite wall and in front of the back wall - see black car at the end below. As you can see there is simply no room to open up the back wall as the cars will be parked and be an obstacle.



Traffic Hazard at Marlon Villas

Opening up the laneway would cause a significant danger and traffic hazard. We would be reversing down the lane which if the lane was opened up would pose a significant risk as the pedestrian footfall in the lane would increase substantially,

It is physically not possible to turn the laneway into a one-way street. The cars would simply not get passed our parked cars.

The lane cannot be widened as the land opposite is owned by the HSE and there is a Quaker graveyard in the grass area closest to our houses.

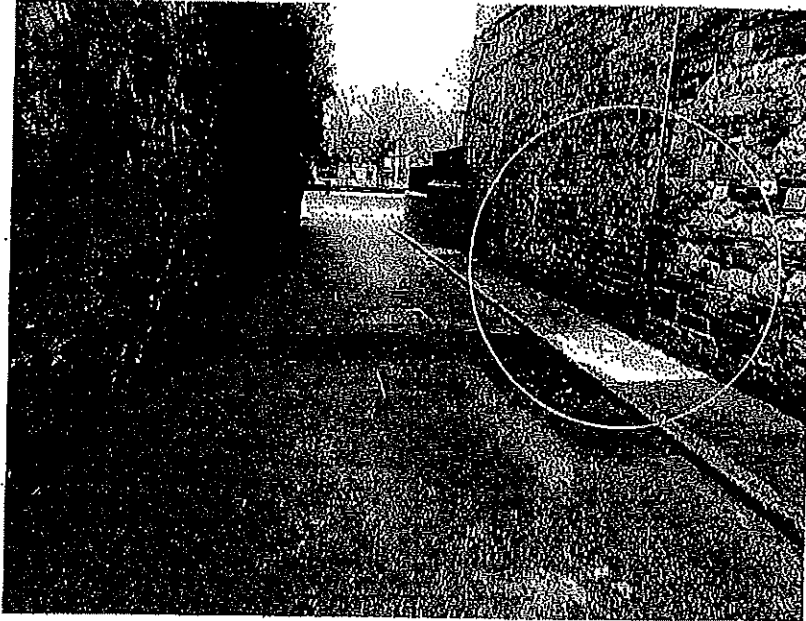
This proposal creates a traffic hazard in particular to the residents of Marlon Villas. It would be incredibly difficult to reverse our cars safely.

Below is a photo of the top of the laneway and how small it is.

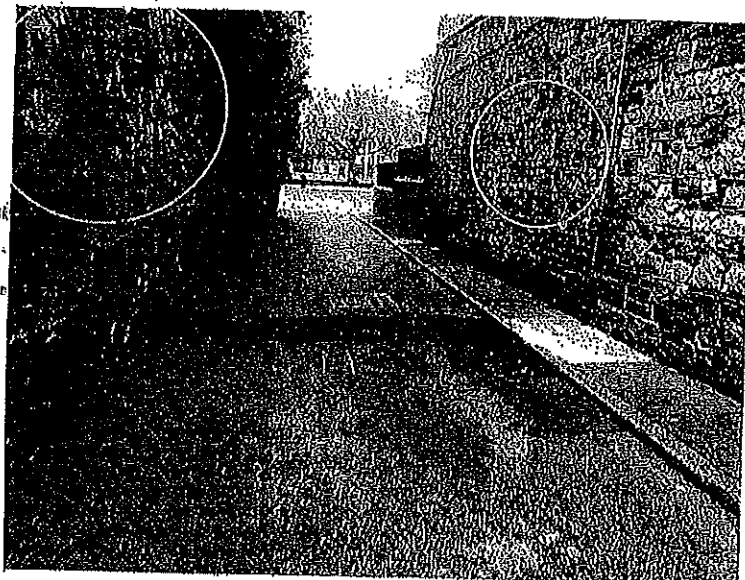


Access & Security

You can see from below picture how small the laneway is. you will also note circled the pipework on to the laneway. There are also sewage and other services in the middle of the laneway that we would need access to. Drainage and sewage has been a significant Issue at Marion Villas and my fear would be adding to the footfall of the laneway would limit our ability to remedy issues as they arise.



From a security point of view and a safety point of view it is unthinkable that the laneway would be opened up. The result would become people walking down the lane, which is already the subject of 'tagging' with graffiti – see below.



Bin collection .

Marion villas is a small laneway and as a result our bin collectors do not come down the lane to pick up our bin bags. Instead they are left at the top of the lane and picked up by the collectors there. If the variations were to go ahead, this would no longer be possible and it would create a significant difficulties as the bin trust cant fit down the laneway currently.

The bins are placed on the small pathway on the right hand side of the pic

Below is a photo of the top of the laneway and how small it is,



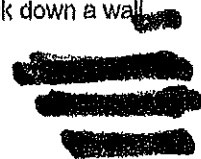
Resident make up

In the six homes on the small laneway there are small children, vulnerable adults and elderly. Opening up the laneway would be a sever detriment to our quality of life and security in this small laneway

The wall

Our lane way is a private access lane only. The wall at the end of our lane way has been in place for decades and as such a precedent has been set. It is not possible to knock down a wall in existence for so long.

Picture of the wall below





Is it really necessary?

It is our view that opening up the laneway is not necessary. We are literally a minutes' walk from the Marrabow lane street which will provide connectivity to the site.

As a resident I want to support development, the right development however the variations proposed in the draft are simply unacceptable for our small community of six homes and families. We wholly reject the proposal to open up our small tight-knit community of six by knocking down a wall that has been in place for decades.

Roineann O'Sullivan & Desmond McCarthy

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