

20 Hillcrest Grove

Lucan

Co Dublin

K78 W9V9

Planning Department
South Dublin County Council
Tallaght
Dublin 24

Re: Planning Application SD21A/0161

Dear Sirs

We wish to make the following observations to the development proposed in the above planning application.

Our home is one of the houses nearest the proposed development. Therefore, we feel the following observations are not unreasonable and should be taken on board by the proposers.

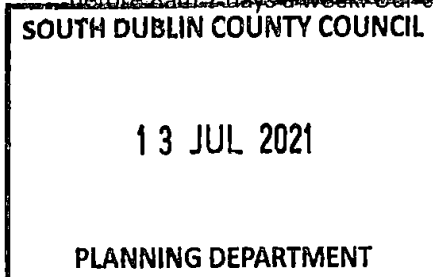
The document submitted shows the line of existing trees on the western border of the site of the proposed development. However, what it does not take account of is that the trees are not evergreen. The trees, when in bloom, offer some protection visually and in terms of noise generated by vehicles parking in the existing SuperValu car park. But, for at least 6 months of the year, the houses would not be visually screened by the existing trees and also not protected from traffic noise, which would increase if the proposed development goes ahead.

There is no drawing showing the elevation from the west side of the development from Hillcrest Grove. Whilst there is an elevation FF shown on drawing PL04 Rev 2 it shows what would be seen from inside the site compound, not what would be visible from our homes, especially in wintertime. The application should contain this elevation so that the residents of Hillcrest Grove can see how the building would appear in wintertime when the trees offer no protection.

It is proposed that there will be fans and a generator on the exterior of the building. The noise from these will potentially be heard from Hillcrest Grove. What noise abatement measures will be put in place to prevent this?

We have a concern about the potential uses of the building.

- If it is to be a retail unit, there will be deliveries to it. These should be restricted to reasonable hours. Currently delivery trucks arrive to the SuperValu Centre at 12:30am each morning.
- If it is to be used as a gym, the opening hours must be reasonable i.e., it should not be open before 8am 7 days a week. Our concern would be especially at weekends with members of



the gym arriving early on those mornings parking nearby and disturbing neighbours closing car doors etc. Music could also be emitted from open windows in the gym as openable windows would be a requirement under Covid 19 prevention best practices. Noise levels should be restricted if the 1st floor is to be used as a gym.

Building construction hours on Saturdays, if planning permission is to be granted, should be from 9am not 8am.

There are security railings shown on elevation BB of PL04 Rev 02. Why are these not being shown on all the boundaries with Hillcrest Grove? The trees on the Hillcrest Grove boundary of the site have been used as a means of crossing the wall into the SuperValu site. Should there not be security railings on all that boundary?

We enclose cheque for €20 for planning submission.

Yours faithfully




John & Catherine Hayes

9th July 2021



John & Catherine Hayes
20 Hillcrest Grove,
Lucan,
Co. Dublin
K78 W9V9

Date: 13-Jul-2021

Dear Sir/Madam,

Register Ref: SD21A/0161
Development: Two-storey commercial building providing two new units and ancillary accommodation (1,574sq.m gross floor area); Unit 1 will be used as a shop (1,057sq.m), Unit 2 will be used for professional services or health centre or office or gymnasium (517sq.m); the development will also consist of roof plant and PV panels; Lucan advertising signage (50sq.m) and other indicative illuminated signage zones; extended service yard and new access gates; new pedestrian linkage to adjoining Somerton site; reconfigured customer car park and new vehicle charging infrastructure; standalone substation/switch room (30sq.m); hard and soft landscaping, and pedestrian canopy; connection to services; all associated site and development works.
Location: Lucan Shopping Centre, Newcastle Road, Co. Dublin
Applicant: ERF Lucan Investment DAC
Application Type: Permission
Date Rec'd: 21-Jun-2021

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, www.sdublincoco.ie.

You may wish to avail of the Planning Departments email notification system on our website. When in the *Planning Applications* part of the Council website, www.sdublincoco.ie, and when viewing an application on which a decision has not been made, you can input your email address into the box named "Notify me of changes" and click on "Subscribe". You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

Please note: If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full content of a planning application.

Yours faithfully,

Mary Crowley
for Senior Planner
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