

John O'Shea
15 Hillcrest Grove
Lucan
Co Dublin
K78 R5HO

Planning Objection Section,
South Dublin County Council,
Tallaght,
Dublin 24,
D24YNN5

Planning application reference number SD21A/0161

Dear Sir/Madam

I wish to write an objection to the Planning Reference: SD21A/0161 development of lands on Supervalu.

Objection 1 Planning.

I am a resident of Hillcrest Grove. I believe the layout and design of this proposal will further exacerbate current issues in the Lucan area.

In the planning context, the size of the development, the closeness to Hillcrest Grove.

Noise and Pollution during construction. Delivery trucks constantly reversing.

Light pollution due to signage and rear service yard of new development.

The increase of traffic during construction and use of development.

The effect on wildlife/Trees within Hillcrest Grove.

The lack of clarity of the pedestrian linkage to Somerton.

The effect to residents on Hillcrest Grove due to anti-social behaviour around the environs of the proposed development.

Devalue of property prices within Hillcrest Grove.

The construction site management plan makes no reference to Hillcrest Grove residents.

For these reasons I object to the planning of this development which I delve further into below

Objection 1 Size of development.

With regard to the size of development,

I believe due to

- Hillcrest shopping centre (which has vacancies),
- Liffey valley Shopping Centre,
- Blanchardstown Shopping centre
- Fonthill Road Retail Park
- Development of SDCC swimming pool leisure centre
- Many office spaces are vacant within the Lucan area.

There is no necessity for a large gym/offices development.

The height of the building exceeds the height boundary wall and will have a negative impact visually to residents of Hillcrest Grove (Trees are not evergreen therefore the development will be seen by residents of Hillcrest Grove for the majority of the year)

No two storey building should be contemplated.

The development of a service yard to allow large trucks to reverse on a constant basis, the rationale for such a proposal has not been proven.

Retail impact studies should be sought in connection with this large development.

Objection 2 Noise Pollution.

I note what appears to be fans on top of the proposed development this would be unacceptable to residents in Hillcrest Grove.

Noise of delivery trucks having to reverse would cause high amount of noise pollution to residents of Hillcrest Grove.

12 months of construction noise would have a serious impact to residents of Hillcrest Grove.

This is unacceptable to an estate that has already had various developments imposed of their quality of life.

Objection 3 Roads/Traffic.

I note the traffic study took place in March during level 5 lockdown restrictions. Currently Adamstown Road cannot cater for further traffic, this situation will be made completely unacceptable if the build of this large development takes place.

SDCC own statement from the TTA states

“The receiving road network, particularly the R120 is very busy at peak am and pm times. This congestion has been a long-standing feature of the area in pre Covid times.”

Currently residents in Hillcrest Grove cannot get vehicles out of the estate due to traffic on Adamstown Road, this will be exacerbated by the development and proposal at Supervalu.

Within the traffic report I fail to see the point of adding the extension of the LUAS 2035 to Lucan, the facts are that nothing is being done to reduce traffic within Lucan mainly Adamstown Road bar increasing it with housing developments.

Objection 4 Damage to local wildlife/trees.

Hillcrest Grove is one of the few roads within Hillcrest estate that has a length of mature trees which are occupied by wildlife.

I note within the planning submission the cutting of mature trees. This would have a serious impact on wildlife. The noise of construction and management of deliveries would greatly impact wildlife within the area.

I would have serious concerns as in a previous development (SDZ19A/0004) that entire trees would be felled. What will the council and the developer do to ensure that this doesn't happen?

The trees within Hillcrest Grove are not evergreen, this would enable noise from the construction and development to be heard by residents in Hillcrest Grove.

I request an environmental study should be completed to show the impact of wildlife on Hillcrest Grove's mature trees.

Objection 5 Pedestrian linkage.

I note the lack of information with regard to the linkage to Somerton development. What is the width and length of this linkage? Will this linkage be lit and covered by CCTV.

Objection 6 Anti-social Behaviour.

Currently a large amount of anti-social behaviour takes place at the boundary of Hillcrest Grove and Super value. People try to gain access over the wall from Hillcrest Grove to Supervalu. The entire boundary wall should be heightened by 3 metres and fenced off completely to deter this behaviour.

Currently people congregate at CF BF CE (elevations sheet 1 of 3) causing anti-social behaviour, this new development will ensure people will congregate more in these places.

What will the new development do to deter this from happening? Leaving a green area CF untouched will naturally invite more anti-social behaviour.

The pedestrian linkage will no doubt incur anti-social behaviour. Linkages/Lane ways are notorious for causing anti-social behaviour something that modern developments do not use. I find it unacceptable that a laneway to a social housing development is being proposed.

Objection 7 Light Pollution.

I note the lighting advertising signage will be 50 sq. m. This is unacceptable and would be detrimental to the residents of Hillcrest.

The rear of the service yard will be illuminated by the service yard and delivery trucks. As already noted without a 3 metre increase in the boundary height, these illuminations will be seen by residents of Hillcrest Grove on a constant basis.

Objection 8 Delivery times (service yard).

If a development is to be contemplated, Deliveries should be made between the hours of 12.30pm to 5pm. Monday to Friday.

Objection 9 Potential use of buildings.

If a gym is to be contemplated strict times and noise levels should be set in the planning requirements. All gyms emit noise, therefore gyms should not be 7 days a week and stop at a reasonable hour. I believe a gym should be open Monday to Friday noon to 6pm.

Objection 10 Artist's impression.

I note the lack of artist's impression/ 3D view to various points especially how it would be viewed from Hillcrest Grove. This should include all lighting factors/ also when trees are not in bloom.

Objection 11 Devalue of property prices within Hillcrest Grove.

Due to all the points raised by my objection I believe that prices of property within Hillcrest Grove will be significantly reduced due to size and impact of this development.

Construction site management plan.

I note the construction management plan.

It is unacceptable that construction shall start at 8am inclusive of Saturdays and the possibilities of Sundays.

If this development is contemplated, Construction should begin at noon and finish at 6pm. No construction should take place at weekends.

Management plan notes when noise exceeds 85 DB personal safety measures shall be implemented. It is totally egregious that no mention of Hillcrest Grove residents is mentioned in this construction plan or to noise levels.

The impact of the construction of the site due to pollution, noise, anti-social behaviour, size of hoarding, quality of life for residents has not been contemplated.

Yours Sincerely

John O'Shea

Mr. John O'Shea
15 Hillcrest Grove
Lucan
Co. Dublin
K78 R5HO

Date: 16-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.sdblincoco.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.sdblincoco.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