

11 Ardeevin Drive
Lucan
Co Dublin
K78 XP28
Tel: 01 6031020/ 01 7992066

20/07/21

Ref: SD21A/0179

To Whom it may concern

We would like to make a formal objection to the planning application SD21A/0179 at Ball Alley House, Leixlip Road, Lucan, Co. Dublin.

We are residents of Ardeevin Drive, where a proposed vehicular and pedestrian entrance and exit is being sought as part of this application. Having lived at this quiet and secluded cul de sac since 1976 we are on first name terms with most neighbours as well as being a part of the active residents association. It is of grave concern to us that this proposal would see increased traffic and footfall to what has for so long been a secure and closed one-way road. We also object to the fact that the proposed development, being 4 stories high would impact on the privacy of not only the surrounding houses but also of the whole road.

When Lucan Lodge Nursing Home opened in the late 1990's, the amount of traffic on the road increased dramatically and this is still the case. On a typical day during shift changes, it is not uncommon to have cars parked on both sides of the road, waiting to pick up staff members. The road is very narrow and this kind of parking is disruptive for residents as it is, never mind if additional traffic is added to the mix.

In terms of the pedestrian walkway, our concern lies in increased volumes of people gathering on the road when coming from the pub, thereby increasing the opportunity for anti-social behaviour. This is the same reason that the wall granting access to the car park was built up in the 1990's to avoid late night noise and adverse behaviour which had reached concerning levels.

Essentially, Ardeevin Drive is an established cul-de -sac and one of the selling points of the houses that exist there is the fact that it is not accessible via the busy Lucan Road. To change that purpose now would be detrimental to the whole ethos of the estate. There are many new and young families moving in to the estate now and we believe that this planning application would compromise the safety of children playing on the street, as well as congesting the whole road with traffic and thereby compromising the need to allow emergency vehicles in and out of the nursing home.

I trust that you will consider our objection.

Regards

Margo & Bernard McCann

Margo & Bernard McCann
11 Ardeevin Drive
Lucan
Co. Dublin

Date: 22-Jul-2021

Dear Sir/Madam,

Register Ref: SD21A/0179
Development: Removal of selected hedging, the removal of the existing 52 car parking spaces and the construction of a 4-storey apartment building with setbacks at third floor level, total 14 apartments comprising of 1 one-bedroom, 11 two bedroom; 2 three bedroom apartments, all with associated private open spaces areas in the form of balconies; access to the development from existing vehicular and pedestrian entrance from Leixlip Road (R835) and from proposed new vehicular and pedestrian access from Ardeevin Drive; all with associated landscaped courtyard at ground floor level, sedum roof (main roof), bicycle storage, bin storage, signage, associated drainage and site development works (Protected Structure RPS No. 094).
Location: Ball Alley House, Leixlip Road, Lucan, Co. Dublin
Applicant: Gerry Teague
Application Type: Permission
Date Rec'd: 01-Jul-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