

Siobhan & Vincent Gamble,
22 Hillcrest Grove,
Lucan,
Co Dublin.

21st July 2021

Planning Objections/ Observation Section,
Planning Department,
South Dublin County Council,
Tallaght, Dublin 24

Planning Application Reference Number: SD21A/0161

Dear Sir/ Madam,

We wish to write an objection in relations to the planning application reference number SD21A/0161, to the development on the lands of Lucan Shopping Centre which bounds Hillcrest Grove. I have examined the plans and application.

As residents of Hillcrest Grove and parents to a young family of 4 children we have serious concerns on a number of fronts and wish to object strongly to this commercial development.

We believe that there has also been a serious lack of consideration in the planning to the implications the development would have for the existing residents of Hillcrest Grove some of which have lived on the cul de sac for over 40years.

We would also question in times where unfortunately businesses are being impacted by Covid and so many retail spaces becoming available weather or not the 2 extra spaces are actually needed in an area of Lucan already negatively impacted by traffic.

Objection No.1: Noise Pollution.

We have noticed on the plans that there is a proposed loading bay for the delivery trucks, which have the capacity to accommodate up to 16.5m long articulated trucks. The noise of the delivery trucks having to reverse would cause high amount of noise pollution to residents of Hillcrest

Grove, as these turning bays will be directly in front of our homes. The matured trees along the western boundary, between the new development and Hillcrest Grove are not evergreen. So for 6 months or less, these trees offer some protection visually and in term of noise generated from car parking. During the autumn and winter there are no protection from the noise of the existing traffic and car parking. This must be addressed if the proposed development is to go ahead.

On drawing number PL04, Proposed Elevated Section B-B it is stated that the existing trees along the western boundary are to be trimmed to facilitate turning vehicles in the parking/loading bays. Again, these trees are not evergreen, this will have a serious impact to the residents of Hillcrest Grove.

Currently we have noise pollution from Lucan Shopping Centre with delivery trucks arriving on site from 12.30am every morning which is bad enough. It is unclear if there are to be any restrictions with hours of deliveries and if existing deliveries will use this area in the future leading to an increase in noise.

If one of the units is to be used as a gym, we have serious concern with the noise level from the proposed gym members during the morning and weekend with music and car parking. As mentioned earlier there is at the moment an already vacant gym space in Lucan so any plans for a gym space should be rejected.

It is noticed that there are M&E services fans facing the western boundary, these fans are known for constant noise and it is an unacceptable location to have these fans located here.

Objection No.2: Scale and Size of development.

The scale and size of the proposed development is completely out of character and too overpowering for Hillcrest Grove and Hillcrest estate. The height and length of this proposed 2 Storey development is far too large and out of proportion with the houses on Hillcrest Grove.

This large block will be a constant eyesore for Hillcrest Grove especially during the autumn and winter months when the trees are bare.

Having studied the plans and elevations, this development block is far too overpowering and strong, therefore is highly unacceptable.

In the current Lucan Shopping Centre and surrounding areas, there are already vacant units so there is no necessity for a large gym/office's development.

Objection No. 3: Anti-social Behavior.

As a parent of young children and with some elderly residents on the cul de sac this is issue is of great concern. Currently a large amount of anti-social behavior takes place at the boundary of Hillcrest Grove and Lucan Shopping Centre. People try to gain access over the western boundary wall from Hillcrest Grove into Lucan Shopping Centre. The entire western boundary wall should be heightened and fenced off completely to deter this behavior.

It is mentioned in the Planning Statement (Page 13) that there is a proposed Mini Plaza and there will be Canopies proposed linking the existing shopping center and new development. This will allow for people to congregate here especially encourage anti-social behavior. Currently we are having young people congregating at the north western side of the current Lucan Shopping Centre causing anti-social behavior. This proposed mini plaza will naturally invite more anti-social behavior which could spill out into the neighboring estates.

Objection No. 4: Pedestrian Link

There is a pedestrian linkage that is proposed from the proposed Quintan residential estate which is currently under construction, and Lucan Shopping Centre which will have access control for delivery trucks. This traffic control system is not feasible in our opinion. If the new development has only 1 unit for a convenience shop, why is there a need for large trucks delivery?

It is also stated that this proposed pedestrian linkage will be well lit, what level of light pollution will it have on Hillcrest Grove from this proposed pedestrian link?

Would this area be monitored and controlled by Lucan Shopping Centre and any proposed walkway into the new residential area only be open during business hours to deter such potential for anti-social behavior. There are a number of areas in Lucan at the moment in and around shopping centers which are already notorious for anti-social behavior so why create another, can lessons not be learnt.

We also have very serious concerns that this linkage will have a major impact on Hillcrest Grove, as the boundary line between the proposed Somerton estate and Hillcrest Grove which has been previously granted (SDZ19A/0004 which also an apartment has been allocated for social housing) to have Timber D-rails as a boundary wall which are completely useless. There is a high chance that these Timber D-rails will be destroyed in a very short time with anti-social behavior increasing the chance of people using Hillcrest Grove as a short cut into the shopping centre and parking on Hillcrest Grove. Under no circumstances, Hillcrest Grove "cul de sac" should be compromised and never linked to any new development.

So far there have been no confirmation on what is being proposed for this boundary line (Condition No.3 of SDZ19A/0004) which we have been flagged with South Dublin County Council.

Objection No. 5: Lighting pollution

There is lack of information on what impact the proposed lighting of the new development will have on Hillcrest Grove.

Also, the rear service yard will be illuminated by the service yard lights and delivery trucks, these illuminations will be seen by residents of Hillcrest Grove on a constant basis especially during the autumn and winter months.

Objection No.6: 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 request an environmental study should be completed to show the impact of wildlife on Hillcrest Grove's mature trees.

Objection No.7: Roads/Traffic.

I noticed from the traffic study, the traffic survey 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.

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 Lucan Shopping Centre.

Objection No. 8: Delivery times (service yard).

If a development is to be contemplated, deliveries should not be allowed during nights and early mornings.

Objection No.9: Artist's impression and Lighting charts.

I note that there are lack of artist's impression/ 3D view to various points especially how it would be viewed from Hillcrest Grove. This should include all lighting and sunlight factors .

Objection No.10: Devaluation of property prices within Hillcrest Grove.

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

Construction site

We have noticed from the construction management plan that it is proposed that construction shall start at 8am on Saturdays and the possibilities of Sundays, this is unacceptable.

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

This new development is unacceptable and I urgently ask you to review our concerns on this development. On the basis of the above, I trust my concerns will be taken into consideration prior to a decision being reached on this planning application.

Yours Sincerely,

Siobhan & Vincent Gamble

Siobhan & Vincent Gamble.



Siobhan & Vincent Gamble
22, Hillcrest Grove
Lucan
Co. Dublin

Date: 23-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 contents of a planning application.

Yours faithfully,

M. Crowley
for Senior Planner