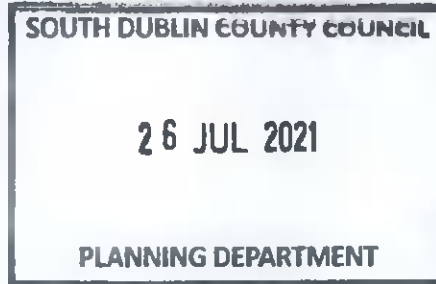


S.O'H



Diarmuid Fitzgerald
21 Ardeevin Drive
Lucan
Co. Dublin
21 Jul 2021

SDCC Planning Dept

Payment Receipt No.T4/0/681291

Ref - Planning Application SD21A/0179

Observations

General Comments

1. I live at the a/m address which is adjacent to the property comprehended by the a/m planning application. Our house is a dormer bungalow in line with the other dormer bungalows of Ardeevin Drive and in sync with the dormer bungalows on the main Leixlip Rd. Ardeevin Drive also consists of two storey houses built on the other side of Ardeevin Drive.
2. The owner of No 1. Leixlip Rd made an application to develop that bungalow into an apartment block SDCC (SD19A/0297). The grounds for the refusal of that application by SDCC and An Bord Pleanala will be referred to briefly in my conclusions.
3. The impacted resident is heavily reliant on the drawings submitted with an application and in this case I was unable to appreciate the full impact of the proposed application.

Why?

- a. The proposed parking and the landscaping plans were inconsistent.
- b. I failed to fully understand the proximity of the proposed building to my boundary wall. This wall is the original estate stone wall of "Lucan Lodge", which will be vulnerable to all building proposals.
- c. The omission from the drawings of our family room at the rear of our house.
- d. My surprise that the application extends from the BallAlley Pub's car park to Ardeevin Drive Roadway encompassing the BallAlley's rear boundary wall, a "green area" (planted with shrubs) to the rear of the boundary wall and includes a small lawn area beside our house that I have tended and planted for the past 20 years. The remaining section of the "green area" has been maintained by our neighbours.

SDCC Planning Objectives

1. H9 Objective 2 & 3

The plans submitted with this application give a clear visual appreciation of the scale of the proposed building. Dwarfing all buildings in the area of Ardeevin Drive to such an extent that even viewed from the main Leixlip Road it will create an all consuming effect on the heritage building - The Ball Alley Pub.

2. H17 Objective 5

Ardeevin Drive is a quiet cul de sac with its usual estate sized road that blocks easily for services e.g. bin collection, oil delivery, ambulance, fire tender, food deliveries, etc, when two car park adjacent to each other on the road. Additional traffic for an apartment block, with services and car requirements will increase traffic volume and decrease safety.

3. H17 Objective 7.

In addition to a quiet cul de sac our house enjoys morning sun that floods the family room and hallway to the kitchen (please see photo attachment). The proposed building will comprehensively block all morning sun for our house. The planning application 19A/0297 submitted "shadow analysis" with its application, please note that no such shadow analysis is included in the BallAlley application (21A/0179).

The absence of our family room from the drawings was noted above. This proposal will create a visual impact of a solid wall mass up to 4 floors and will dramatically deteriorate our vista and subsequent enjoyment of our property.

It is reasonable to assume that 14 family units on such a small site will also concentrate the noise levels, not only for the residents of the block but for the immediate neighbours of our existing estate.

Our back garden will be overlooked by all the floors above the boundary wall, and balconies will have uninterrupted views into our family room and rear garden.

Play areas for children have to be seen as a priority and the absence of such in this proposal cannot be described as good planning.

The proposal to place the "domestic bin area" against our/the boundary wall (due west of the block) is unreasonable as it will be a source of smells, litter and rodent activity that will permeate into our back garden.

Conclusion

1. Please understand why I quote from your decision for SD19A/0297

" Having regard to the overall height, scale and massing of the proposed development it is considered that the proposal would result in a significantly overbearing impact on the residential dwelling to the west. The proposed development would significantly affect the residential amenity of the existing dwellings and the established residential character and visual setting of the area."

Please note that our house lies immediately due west of this proposed development.

2. Again I quote but this time from An Bord Pleanala dealing with the appeal for SD19A/0297,

"Reasons and Considerations - Para 2

Having regard to the prominent location of the site, to the established built form and character of the of the Leixlip Road, Lucan and the existing building on the site which are considered to be of importance to the streetscape, it is considered that the proposed development consisting of a three storey apartment building would be incongruous in terms of design, which would be out of character with the streetscape and would set an undesirable precedent for future development in this area."

Ardeevin drive is part of a long established mature estate built in the mid 1960s. Planning applications have **only** been granted where privacy, light and local amenity is not affected.

This proposed development would create an undesirable precedent where every vacant piece of ground in any residential type of setting could be turned into a block of apartments.

For your Consideration.


Diarmuid Fitzgerald

21 Ardeevin Drive

Lucan, Co. Dublin

Annex A : Receipt of 20 Euro Payment for Observations

Annex B: Photographs of Sunlight on House

Annex B:



Diarmuid Fitzgerald
21, Ardeevin Drive
Lucan
Co. Dublin

Date: 28-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 contents of a planning application.

Yours faithfully,

M. Crowley

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for Senior Planner
desighdoshraid.ie - fixyourstreet.ie