

12 Ardeevin Drive,

Lucan.

26.07.2021

Re: Objection of Application SD21A/0179

Receipt of payment: Receipt No. T4/0/681450

To whom it concerns,

We would like to make a formal objection to the planning application SD21A/0179 Ball Alley House, Leixlip Road. As residents of Ardeevin Drive we have grave concerns over this proposal. We believe it to be an untasteful proposal to the area not only visually but to the detriment of the social impact to the neighbourhood.

Firstly, our community gather on the Drive regularly for social events such as fundraising (see below for photograph), Bingo, religious ceremonies etc. This proposal would prevent such gatherings in the future therefore destroying the community spirit that has been established over the generations. Furthermore, this is an area where children play in a safe enclosed area of the cul-de-sac with little traffic to infringe on their safety and creativity. This is a community which encourages the children to be outdoors and use their environment to develop. We know all our neighbours on a first name bases and look forward to our toddler and new-born growing up in this safe and supportive neighbourhood. But if this development goes ahead this will destroy their prospect to grow up in a safe close-knit community like their mother did.

We live with my mother in number 12, in the home I grew up in. I was born in this community where I had the freedom and safety to grow up, establish friendships and develop a sense of belonging and identity. This is what we want for our children.

Secondly, this proposal is unsuited to the look of the neighbourhood, this estate is a traditional tree lined development with two story homes on one side and beautiful and rare bungalows on the other. This four-story development will violate the privacy of our homes. It will bring unwanted traffic congestion and pollution to the area which will cause issues of access to resident's homes but also inhibit access for emergency services to the area. We already must contend with parking congestion as a result of the nursing home situated on the top of the road as staff and visitors park on the drive causing obstructions.

It is a shame to see that the trees that are apart of a hedgerow that provide privacy and keep the noise from the pub at bay are at risk of being cut down.

As Ardeevin is located in Lucan Village this proposed development is unsuited to the fit of Lucan Village as a whole, it will take away from its unique picturesque look and feel. We know should this development go ahead it will only attract more planning applications of its nature. We believe this will also obstruct South Dublin County Councils plans of making Lucan a "destination town" for tourism as it will only add to traffic/pollution congestion, the look is unfitting to the village look and will surely impose on the SDCC €2 million investment in keeping with the County Tourism Strategy.

We trust you will consider our objection.

Regards,

Neasa & Mario Henry Ilha

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104

Email: planning.dept@sdublincoco.ie



Neasa & Mario Henry Ilha
12, 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

for **Senior Planner** on
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