

236 Beech Park,

Lucan.

24.07.2021

Re: Application SD21A/0179

Planning Permission – Ball Alley, Leixlip Road, Lucan

To whom it concerns,

I am writing to you to **STRONGLY OBJECT** to the above mentioned planning.

This planning application is sought for one purpose only and that is to create profit for both the land owner and the developer. It is very obvious to me that the reasons listed below supports my claim and in particular their assumption that the long settled people of Ardeevin Drive and Avenue will accept a change in traffic and access. It is very disturbing that the boundary and access will come from the Ardeevin side rather than the Ball Alley access. This supports that argument of pure profiteering and certainly does not represent the greater good of supplying homes.

I grew up in Ardeevin Drive and my Mother and Sister – with her husband and two infants now reside. They will now be asked to deal with building work and increased traffic access.

Ardeevin Drive is a beautiful tree lined, quiet and peaceful cul de sac with two story homes on one side and unique dormer bungalows on the other- an unusual and diverse land scape with a small green area for children to play at the end. This small area of Lucan has already been impacted by large and smaller scale apartment building, the concentration is well beyond what any long standing resident should have to endure.

This proposal development would deny me of all the above and my quality of life.

1. It is out of character and defaces the area of its tranquil scene.
2. It would create untold traffic congestion with buildings and ancillary works. With two cars parked opposite others there would not be enough room for another car to pass by.
3. Unacceptable increase in the housing density of the area.
4. It changes the boundary conditions of my area.
5. For young children it represents a personal security risk by the addition of more traffic throughput.
6. More traffic in local areas – Lucan is already a traffic black spot.
7. There are no extra parking spaces available at present
8. This building could have up to thirty cars for residents not to mention vans or lorries for deliveries etc.
9. The road would be dug up for laying in services
10. The removal of trees and greenery would expose the planned building

11. A four-story development does not fit in with a two-story area as it would over shadow all of the existing homes. All glass front from top to bottom would take away all our privacy.
12. This proposed building would devalue our properties enormously
13. My greatest fear is for access for ambulance and/or fire brigade to homes.

This proposed building would be a blight and an eye sore on my surroundings.

Sincerely,

Ciaran Henry

Ciaran Henry
236. Beech Park
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**
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