

Carol and Tiarnán Butler Ollry,
34 Hillcrest Grove,
Lucan,
Co Dublin
K78 D1H5
25th July 2021

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

Planning Application Reference Number: SD21A/0161

Dear Sir/ Madam,

I wish to write an objection in relation 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 after paying the fee, receipt number T4/O/681410.

As residents of Hillcrest Grove for over 18 years, we wish to object strongly to this commercial development.

Objection No.1: Noise Pollution.

I 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 a 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 is no protection from the noise of the existing traffic and car parking.

As we live on the end closest to the new development of Somerton, we have seen the change in noise and lighting pollution after trees and foliage directly opposite our home were removed in error, contrary to permission granted in SDZ19A/0004. These trees were our barrier between existing lighting and noise and ourselves.

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.

If one of the units is to be used as a gym, we have serious concerns with the noise level from the proposed gym members during the morning and weekend with music and car parking.

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.

What noise abatement measures will be put in place to address the issues above?

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 story 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.

In the current Lucan Shopping Centre, there are vacant units so there is no necessity for a large gym/office development.

Objection No. 3: Anti-social Behaviour.

Currently a large amount of anti-social behaviour 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. At present, the litter pollution is unacceptable, and the new convenience store will triple this pollution. The entire western boundary wall should be heightened and fenced off completely to deter this behaviour.

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 centre and new development. This will allow for people to congregate here and especially encourage further anti-social behaviour as we are seeing young people congregating at the north western side of the current Lucan Shopping Centre already

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 additional large truck 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?

We also have very serious concerns that this linkage will have a major impact on Hillcrest Grove; the boundary line between the proposed Somerton estate and Hillcrest Grove previously granted (SDZ19A/0004) included 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 behaviour increasing the chance of people using Hillcrest Grove as a short cut into the shopping centre and using

Hillcrest Grove for easier parking. Under no circumstances, Hillcrest Grove "cul de sac" should be compromised and never linked to any new development.

Part of this concern comes from the location of the approved apartment block in Somerton that has been allocated for social housing (SDZ19A/0004) which has a higher chance to add to anti-social behaviour.

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. Again, we have already been impacted by the increase in light pollution due to mature trees being cut down.

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 as well.

We 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 that the traffic survey took place in March during level 5 lockdown restrictions which would not give accurate results as this would not be "normal". In SDCC's own statement from the TTA states that "The receiving road network, particularly the R120, is very busy at peak am and pm times. This congestion has been a long standing feature of the area in pre-covid times." 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 proposed for 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 is a 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 behaviour, size of hoarding, quality of life for residents has not been contemplated.

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

Yours Sincerely,

Carol Butler Ollry Tiarnán Butler Ollry

Carol and Tiarnán Butler Ollry

Carol and Tiarnán Butler Ollry
34, Hillcrest Grove
Lucan
Co. Dublin

Date: 28-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.sdbublincoco.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.sdbublincoco.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
Senior Planner
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