

4 Ardeevin Drive
Lucan
Co Dublin
29/07/2021

Re: PLANNING APPLICATION SD21A/0179

To Whom it may concern,

We wish to object to the above planning application for a number of reasons:

- A four story building squashed between two bungalows would dwarf the adjoining properties.
- It would be completely out of scale with all buildings in the area and would destroy the visual aspect of the area for all residents.
- It would overlook the houses on Ardeevin Drive resulting in an invasion of privacy.
- There would be an inevitable increase in traffic on the road with attendant risks.
- Parking would be a serious concern on what is already a frequently congested road.
- Apartment complexes tend to be populated by a more transient population with frequent turnover of residents which would have an adverse effect on the existing close-knit community ethos of Ardeevin Drive.
- We raised our family on Ardeevin Drive and our children enjoyed the benefits of living in a safe, supportive environment and we had hoped to see out our years in this same environment. Should the integrity of the road be fractured these benefits would be lost to all.
- The proposed development is within a short walk of Lucan Village and would have a negative impact on the integrity of this historic location. This would be in opposition to SDCC's plan to promote Lucan as a tourism destination of note within the Dublin region.
- It would dwarf and negatively impact the Ball Alley Pub which is of historic importance. The pub is described on the website of the National Inventory of Architectural Heritage as " a simple public house of restrained appearance, retaining its original form, which adds character to this approach to Lucan Village." This restrained appearance would be destroyed by the sight of a four-story apartment block towering over it.
- If this application is granted it would set a precedent for similar types of development which would completely destroy the integrity of the area.

Yours sincerely,
Brendan and Charlotte O'Neill

Brendan and Charlotte O'Neill
4, Ardeevin Drive
Lucan
Co. Dublin

Date: 30-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.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 the **Senior Planner**
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