

6 Ardeevin Drive,
Lucan,
Co. Dublin

28.07.2021

**Re: Objection to Planning Development SD21A/0179
Ball Alley House, Leixlip Road, Lucan, Co. Dublin**

To Whom It May Concern:

I want to strongly object to the proposed planning development SD21A/0179 at the Ball Alley House, Leixlip Road, Lucan, Co. Dublin.

I am a resident at Ardeevin Drive where a proposed four story apartment complex including a vehicular and pedestrian entrance and exit is being sought with this application. I strongly and whole-heartedly object to this application.

My husband and I purchased our home in Ardeevin Drive in the mid 1990s and having lived in Lucan since the 1970s we were very familiar with the estate and were delighted to raise our family in such a safe, quiet environment. Ardeevin is a beautiful, mature estate and I am delighted to see so many new families moving into the area, joining our community, and it is a joy to see their children riding their bicycles or playing on the road while I tend to my flowers in the garden.

This proposed development would severely, and negatively impact my day-to-day living. My daughter and I have often had our cars blocked into our house by visitors and staff at Lucan Lodge Nursing Home, and I have seen neighbours wheel their bins up the road from the end of the cul-da-sac as the refuse truck has been unable to access their houses due to cars parked on the road and blocking access. We have had some respite from being blocked into our driveways since the COVID pandemic started in March 2020, but we know that in the next year or two when people return to their pre-covid way of life, this car parking will become an issue once again.

We needed emergency services the night my husband had his heart attack in June 2015, sadly he passed away that night in hospital, but my daughter and I have often said how lucky we were that the ambulance could actually reach our home. I am very worried that if this development goes ahead and there is pedestrian or vehicle access given from Ardeevin Drive, that my friends and neighbours may not be able to have emergency services reach their door in their hour of need.

I also have major concerns and worries over the thoughts of pedestrian access from the back of the Ball Alley to our road. This access would undoubtedly cause noise pollution and anti social behavior from people going to and from the pub. I also think people would park on our road to avoid paying for street parking in the village, or will park on our road and use the pedestrian shortcut to take the bus into town for the day – which people did in the past before the wall was

built. As highlighted above, Ardeevin Drive is not able to take more vehicles, and I am also worried about the health and safety of the children playing on the road with potentially so much extra traffic.

I have also been advised that this development would negatively impact the value of our homes, as it would completely violate our privacy and also cause noise and light pollution, alongside removing the status of cul-de-sac, which is one of the selling points of our neighborhood.

Having looked at the plans submitted with this application, the proposed structure is not in keeping with the style of dormer and two story houses, and would completely overlook our properties and would take from our privacy with its overbearing presence on the skyline.

I hope you will take the above into consideration, and deny this planning application.

Yours sincerely,

Carmel Hickey

Carmel Hickey
6, 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.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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