

ARDEEVIN RESIDENTS ASSOCIATION

Honorary Secretary,
23 Ardeevin Avenue,
Lucan,
Co Dublin
27-07-2021

Planning Dept.
South Dublin County Council,
County Hall,
Tallaght, Dublin 24.

Planning Application SD21A/0179 - Ball Alley House, Leixlip Road, Lucan.

4-Storey Apartment building comprising of 14 Apartments

Dear Sir/Madam,

We, the committee of Ardeevin Residents Association which represents some 100 houses in Ardeevin Estate, wish to make the following observations on this proposed development.

This development is totally excessive for this site and contravenes several of the objectives of the SDCC Development Plan. It's acceptance would be contrary to the proper planning and sustainable development of the area.

H9 Objective 2:

To ensure that higher buildings in established areas respect the surrounding context.

This proposal, a 4-storey building would be totally out of context in a neighbourhood of single storey bungalows. The height, scale and mass of the proposed block would be out of proportion and dominate the surrounding residential area.

In addition it would overshadow the Ball Alley House, a two-storey protected structure immediately north of it, and actually on the subject site.

H9 Objective 3:

To ensure that new residential developments immediately adjoining existing one and two storey housing incorporate a gradual change in building heights with no significant marked increase in building height in close proximity to existing housing.

This is a four storey block, bordered by single storey housing and a two storey protected structure, and as such this proposal totally flouts the idea of a gradual change in building heights.

It is therefore contrary to H9 Objective 3.

H17 Objective 5:

To ensure that new development in established areas does not impact negatively on the amenities or character of an area.

This proposed apartment block is of an excessive scale and bulk, which by its sheer size, would dominate and over-shadow the surrounding residences.

With its height of 4 storeys, it would be visually intrusive and overbearing on several properties in the neighbourhood. For those houses in its immediate vicinity, it would create an invasion of their privacy, a serious effect on their right to light for several hours of the day, and an attack on their residential and visual amenities.

In summary, it would have a serious negative impact on the amenities and character of the area, and is contrary to H17 Objective 5.

H17 Objective 7:

While not directly applicable to this specific application, H17, Objective 7 is very specific on

the protection of existing residential amenities and the preservation of the established character (including historic character and visual setting) of the area.

This proposed development makes no attempt to respect the existing residential amenities, or preserve the established character of the area, and therefore breaches H17 Objective 7.

HCL3 Objective 2:

To ensure that all development proposals that affect a Protected Structure and its setting are sympathetic to its special character and integrity and are appropriate in terms of architectural treatment, character, scale and form

This proposed apartment block would be right on the existing site of a protected structure (The Ball Alley House) which is a low two storey structure. It would overshadow and overwhelm this protected structure, and deprive it of sunlight for hours on end.

There is a second protected structure immediately to the east of the Ball Alley House which would also be seriously affected.

A third protected structure in the immediate vicinity is the Lucan Demesne, just across the road from the Ball Alley House, and from this proposed apartment block.

In the context of three protected structures in close proximity, this proposed 4 storey block would be an eyesore, and contravenes HCL3 Objective 2.

HCL4 Objective 2:

To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes

Lucan village is an ACA and this proposed block is on the edge of the village.

Far from enhancing or preserving, it would degrade and diminish the vistas, the streetscape and the roofscapes, in particular on the approach to the village from the west.

It would be a vulgar intrusion into what is a well established streetscape opposite the grounds of the Lucan Demesne on the approach to Lucan village.

It is therefore contrary to HCL4 Objective 2.

HCL5 Objective 4:

To ensure that infill development is sympathetic to the architectural interest, character and visual amenity of the area.

The points we have already made demonstrate that this proposal would be totally out of sympathy and out of character with both the residential estate in which it is located, and with the approach to the historic and well preserved village of Lucan

It would be a serious blot on the character and visual amenity of the area, and as such contravenes HCL5 Objective 4.

11.2.7 BUILDING HEIGHT

Varied building heights are supported across residential areas, urban centres and regeneration zones in South Dublin County, subject to appropriate safeguards to protect the amenity of the area.

The appropriate maximum or minimum height of any building will be determined by:

- *The prevailing building height in the surrounding area.*
- *The proximity of existing housing*
- *The formation of a cohesive streetscape pattern*
- *The proximity of any Protected Structures*

The proposed development falls down on all four of these conditions. In particular we refer to the proximity of existing housing where the plan states that

" new residential development that adjoins existing one and/or two storey housing (backs or sides onto or facing).shall be no more than two stories in height, unless a separation distance of 35 metres or greater is achieved."

This proposed apartment block does not go anywhere near to meeting these requirements.

This should be evident from the documentation submitted by the applicants.

Another objective specified under Section 11.2.7 is

- *The formation of a cohesive streetscape pattern.*

This apartment block would fundamentally undermine the streetscape pattern and the vista coming into the old established village of Lucan. The line of sight along the road would be significantly distorted. By virtue of its height and mass, it would be over-bearing in the immediate area. It would tower over and dominate the existing single storey dwellings on either side of it, and also seriously affect the two-storey dwellings on the opposite side of the road.

TRAFFIC, CAR PARKING , HEALTH AND SAFETY ISSUES.

(i) Car Parking.

There is provision for only 14 car parking spaces. For a block of 14 apartments with 29 bedrooms, this is totally unrealistic.

The reality is that there could well be some 40 – 60 cars owned by residents of a block such as this, with absolutely no place to park them as the building is squeezed between the Ball Alley House, a licenced premises fronting onto the main road, and the narrow busy cul-de-sac that is Ardeevin Drive.

The applicants state that there is “sufficient good quality short stay car parking close to the core area” although they do not define the core area or where exactly the car parking is. They make no mention of long term car parking which would be an inevitable spin off from this development.

Their proposal actually involves the removal of 51 existing car parking spaces on the site of the Ball Alley House used by pub patrons. Such is the dearth of car parking in Lucan generally that a number of these spaces are rented out during daytime hours when the pub business is quiet.

It is also important to note that there is also no provision of any kind for car parking for visitors or service providers in the application, nor is there any obvious room for them to manoeuvre.

The fact is that, after this development, there would be no surplus car parking space available in the immediate vicinity, either short or long term.

(b) Access

The application proposes a new vehicular access to the apartment block from Ardeevin Drive. Ardeevin Drive is a narrow residential cul-de-sac which is at its limit with current traffic levels. In addition to residents' cars, there is a substantial nursing home located on the road which generates heavy traffic at various times during the day from both staff and visitors.

A particular concern of older residents is that fire and ambulance services may be unable to gain access in emergencies. This worry is justified by the evidence. In any given year there can be several instances in this estate when some bins are left uncollected, or services undelivered, because vehicles cannot gain access. It is not unusual to find delivery drivers having to knock on doors to have cars moved to allow them to continue .

The addition of further traffic from this proposed development would exacerbate an already concerning situation. This is something that cannot be contemplated as the health and safety risk is too great.

(c) Health, Safety, Quality of Life issues.

Because 51 existing car parking spaces on the Ball Alley House site are being removed to make way for this apartment block, we are seriously concerned that the pub patrons who used this car park up to now will simply abandon their cars in our estate. Apart from the danger to the health and safety of old and young residents, this will create noise and nuisance to residents after pub closing time late at night.

Another serious concern is that the development opens up a pedestrian walkway between the pub and Ardeevin Drive. This will facilitate random car parking in our estate and encourage late night pedestrian traffic by pub patrons through our estate. The inevitable result will be the growth of “anti-social behaviour” in a hitherto quiet residential estate, with young families and older established residents, where we can truthfully say there are residents aged “ from nine to ninety”.

The increasing prevalence of anti-social behaviour was addressed several decades ago, when the back wall of the pub car-park was repaired and strengthened to prevent pedestrian trespass through our estate. This is the wall the applicants now propose to remove to gain vehicular access to the apartment block. We suggest the safety and security of residents in their own homes should take precedence .

CONCLUSION

In conclusion, based on the points outlined above, we hope we have demonstrated that this proposed development

- Is contrary to several of the objectives of the SDCC Development Plan 2016 – 2022 .
- Has a seriously detrimental impact on the quality of life of residents of our estate.

For these reasons we believe this application should be rejected.


Yours etc.

Fergus Dolan, Hon Secretary.

Chairman; Pdraig McGarrigle , Hon. Secretary; Fergus Dolan, Hon Treasurer; Pat Griffin
Committee; Cliff Butler , Ciaran Byrne, John Gormley, Nancy McSweeney

An Rannóg Talamhúsáide, Pleanála agus Iompair
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Comhairle Contae
Átha Cliath Theas
South Dublin County Council

Fergus Dolan
Honorary Secretary
23, Ardeevin Avenue
Lucan
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

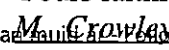
I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission 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
Senior Planner