

Planning Department

Carraigwell

SDCC

Ardeevin Drive

County Hall

Lucan

Tallaght

Co Dublin K78N4F4

Dublin 24

29/07/2021

Planning Application No. SD21A/0179 Gerry Teague

Receipt No. T4/0/681893

Dear Sir/Madam,

We, Eugene and Katharine Heary, owners and occupiers of Carraigwell Ardeevin Drive object to the above application for the following reasons:

1. A recent planning application (SD19A/0297) was rejected by SDCC and some of the reasons cited are relevant to this development:
 - Adamstown and Clonburris SDZ adequately caters for housing/apartment living in the area.
 - Negative impact on Lucan Village ACA
 - Not in compliance with guidelines for Planning Authorities on Sustainable residential Development in Urban Areas.
 - Visually Obtrusive
2. The proposed development is totally excessive for the site and contravenes the objectives of the SDCC Development plan.
3. It would be a monstrosity towering over the 24 Dormer bungalows and have a significant negative impact on values, privacy and visual amenities.
4. The development would be in contravention of the County Development Plan to protect the residential amenity of surrounding development.

Traffic congestion in Lucan is a major problem. The Ball Alley Car Park is currently used as a parking facility for business personnel operating in the nearby village. The proposed development would remove this facility and force more vehicles into an already congested village centre or more likely Ardeevin estate.

The reduction in car parking space on the Ball Alley premises would also force patrons of the facility to find alternative parking adjacent to the Pub. Ardeevin Drive has encountered parking problems in the past associated with Lucan Lodge Nursing Home. Additional traffic and parking associated with the development would make the current situation dangerous and unbearable for local residents.

As stated in your decision to refuse application no. SD19A/0297:

'The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively be harmful to the residential and visual amenities of the area and be contrary to the proper planning and sustainable development of the area.'

We believe that the same applies to this proposed development and therefore wish to register our objection.

Yours Sincerely,

Eugene and Katharine Heary

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie


Comhairle Contae
Átha Cliath Theas
South Dublin County Council

Eugene and Katharine Heary
'Carraigwell',
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
Senior Planner