

6 Ardeevin Drive,
Lucan,
Co. Dublin
K78 X6X8


29th July 2021

Ref: SD21A/0179

To Whom It May Concern:

I would like to make a formal objection to the planning application SD21A/0179 at Ball Alley House, Leixlip Road, Lucan, Co. Dublin.

I am resident at Ardeevin Drive, where a proposed four-story apartment complex with vehicular and pedestrian entrance and exit is being sought with this application. I strongly object to this and want to make a formal complaint and would like you to take into consideration the severe negative impact this application would have to our families and homes.

It is with great dismay that I was made aware of the planning application referred to above, as this proposes a four-story apartment complex, which would in itself remove any sense of privacy we have in this mature and peaceful community cul-de-sac. Our home would be completely overlooked by this proposed development and our privacy and security would be negatively impacted.

I have attached a copy of the drawings of the proposed development application and you can clearly see that the line of sight from any of the proposed floor levels within the proposed development, would clearly and negatively, impact the privacy and integrity of our homes. The drawings only highlight the left side of the road, and our property is a two-story house, on the right side/opposite side, and the homes here would be completely overlooked by this proposed development and I also enclose a photograph for you to reference taken from my front door.

In addition, the road access to the property would severely impact our day-to-day living, as the road is not capable of taking more traffic.

My family have lived in Lucan since 1978 and moved to Ardeevin in 1996. The fact that this road was a cul-de-sac was one of the big selling points and my parents were also relieved to see there was no longer pedestrian access from the Ball Alley grounds when they came to view the property.

My mother has strong memories of people parking on Ardeevin Drive, and they would use the road as a short cut coming too and from the pub, often leaving their cars into the following days before collecting them, causing obstructions with the vehicles and loud, anti-social noise and behavior from people coming and going from the pub and the village.

Ardeevin Drive is a narrow road, and cars are unable to park on both sides comfortably, so we are very worried about any increase of traffic or cars parking on this road. I have been already blocked into our driveway by staff and visitors of our neighbours, Lucan Lodge Nursing Home, and have had to contact the reception several times with the car description and registration number and wait for someone to come and move their car for us leave or access our property.

When my parents bought our home in 1996, they increased the size of our driveway by removing part of the front lawn to allow us park three cars, as they could see that parking on the road would cause disruption to our neighbours and services.

I have also seen trucks park on the road outside the Lucan Lodge Nursing Home and they have had to remove their pallets and walk up the drive to make their deliveries as they are unable to get their vehicle in the gates, as cars parked on Ardeevin Drive have made it too tight and difficult for vans to make their turn.

Regularly refuse trucks have been unable to access the end of the cul-de-sac due to the traffic on the road, and cars parked. This in itself is evidence that large vehicles have great difficulty using this road as it stands.

My family know first hand of the importance of emergency services being able to access our road and our homes. My father suffered a heart attack in June 2015, and we needed an ambulance. Time in an emergency is of the essence, but sadly, he passed away by the time he got to hospital, but we are thankful there were no cars blocking access to our house that night, as it would have caused extra stress looking for the owners of the cars to move them in time for the emergency services to give him care.

Ardeevin Drive is a lovely mix of mature and young families that have chosen to live here due to the type of mature neighbourhood we live in, and this proposed four-story development at the Ball Alley, will have nothing but a negative impact on the quality of life for all.

In addition, I have been advised that the proposed development and associated access would have a negative financial impact on the residential value of our homes. This would be totally unfair to all residents.

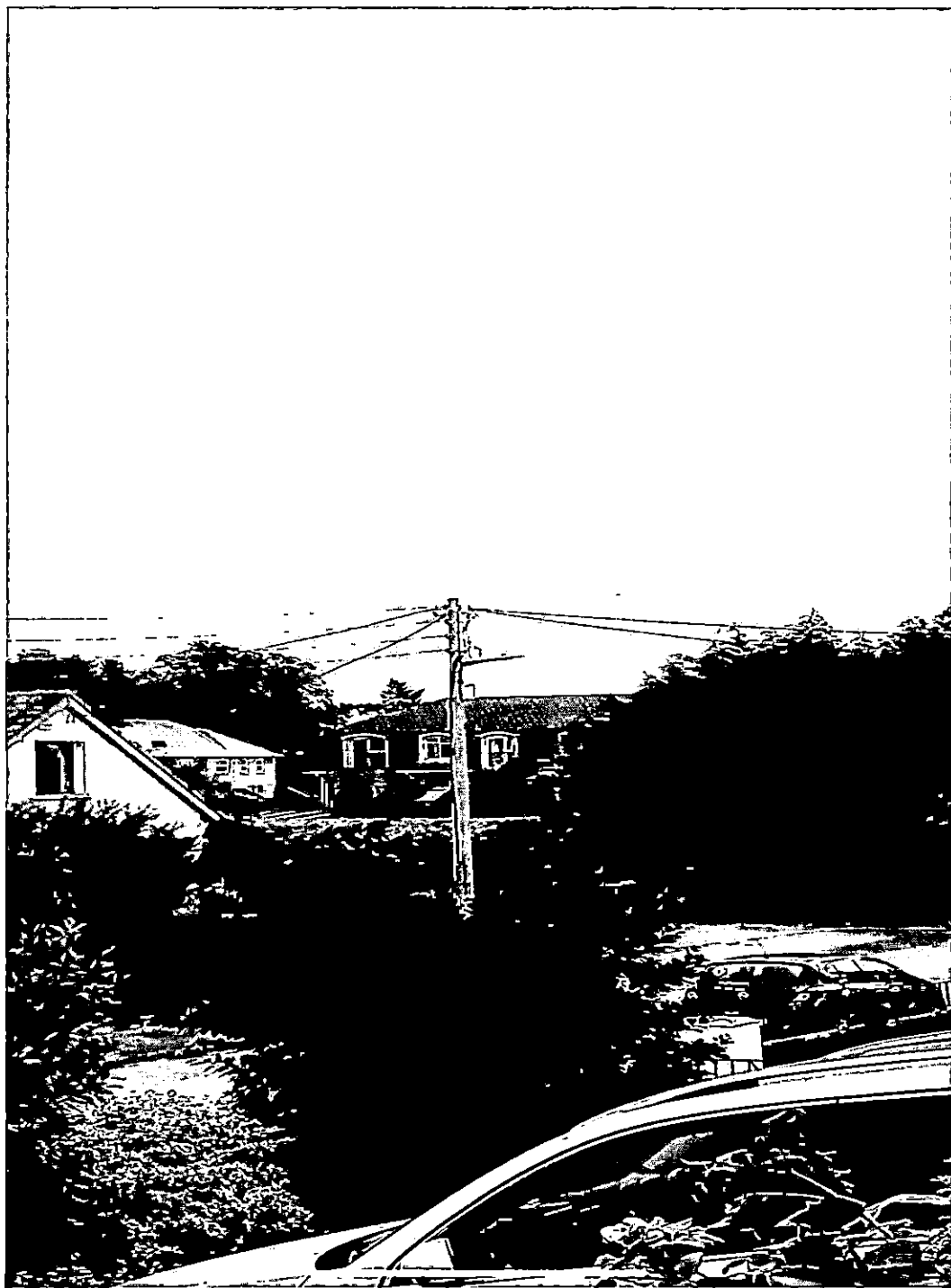
With the proposed access road to the Ball Alley, I am very concerned that the road would no longer be safe for children and grand-children who live in this community, and also to the elderly patients of Lucan Lodge Nursing Home who take short walks on our road to the end of the cul-de-sac for their exercise.

I also enclose a photograph taken from my front door towards the location of the proposed development.

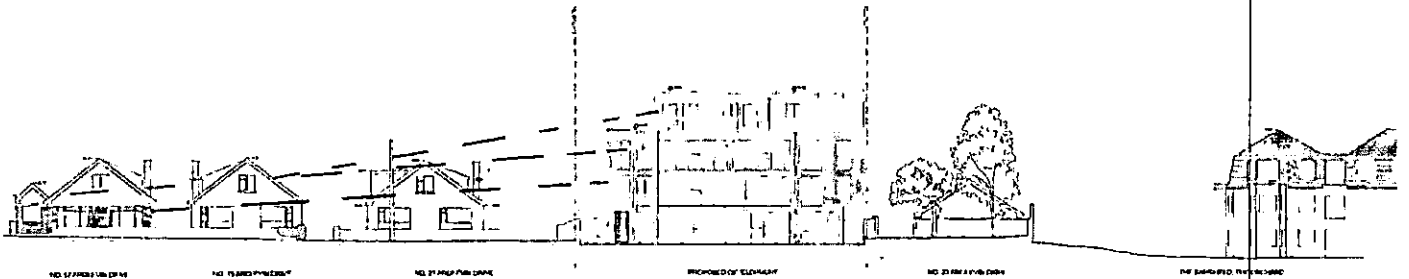
I sincerely hope that you will consider this objection strongly and refuse this application to the proposed development **SD21A/0179**.

Yours sincerely,

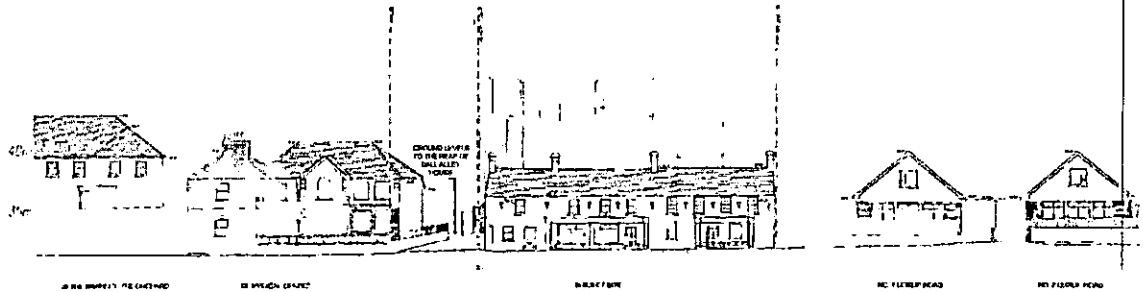
Claire Hickey



PROPOSED WEST ELEVATION 2-2
 HALL ALLEY HOUSE, LUCAN, CO DUBLIN
 Scale: 1:20



PROPOSED SOUTH ELEVATION 3-3
 HALL ALLEY HOUSE, LUCAN, CO DUBLIN
 Scale: 1:20



PROPOSED NORTH ELEVATION 4-4
 HALL ALLEY HOUSE, LUCAN, CO DUBLIN
 Scale: 1:20





Claire Hickey
6, Ardeevin Drive
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

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