

13 ARDEEVIN DRIVE  
LUCAN  
CO DUBLIN  
K78K8U2

Registration Ref: SD21A / 0179  
Location BALL ALLEY House Leixlip Rd. Co Dublin  
Applicant Gerry Teague

My name is Patricia Garland and I have been a resident at 13 Ardeevin Drive for the last thirty six years

I refer to the proposed building for fourteen apartments and strongly oppose for a number of reasons

The proposal will not respect the character and appearance of the neighbouring Daxme Bungalows in a quiet Cul de Sac and it may cause shadow and reduce natural lighting

The proposal to open a road with vehicle access from the Ball Alley car parks onto Ardeevin Drive would be

the cause of great distress to all  
the residents

Since the opening of Lucas Lodge  
Nursing Home in 1998 parking issues  
on Ardeer Drive proved to be a problem.  
The additional traffic would add to  
an already inadequate road where  
currently two cars have difficulty  
passing simultaneously.

The narrow road means there are  
problems with accessibility to  
ambulances, bus lorries, delivery  
trucks ect.

I hope this matter will be given  
great consideration as it is already  
causing distress to all the residents  
on Ardeer Drive

Sincerely yours  
Patricia Garland



Ms. Patricia Garland  
13 Ardeevin Drive  
Lucan  
Dublin

Date: 03-Aug-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](http://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](http://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 Senior Planner