

Sharon Byrne
18 Ardeevin Drive
Lucan
Co. Dublin

South Dublin County Council
County Hall
Tallaght
Dublin 24

2nd August 2021

Ref. SD21A/0179

Receipt No. T4/0/681908

To Whom it May Concern

I wish to make a formal objection to the planning application SD21A/0179 at the Ball Alley House, Leixlip Road, Lucan Co. Dublin for the below reasons.

The proposed development would be a very imposing building (4 storeys) which is not in keeping with the Estate and would significantly impact on our light. As I am now working from home I am lucky enough to have a view of trees, shrubs, greenery and wildlife from my front window instead of forty foot trailers and drab grey buildings. The proposed building would certainly take that view away and would impact on any light we get to our North Facing front garden. Also our garden at the back is on a height so when I am sitting at the top of my garden I have a lovely view of trees in Lucan Demesne.

The developer seems to have taken ownership of the green area across from our house but I have never seen the Ball Alley tend this area. The residents in the cul de sac have looked after this area for the last 34 years. The road at the end of Ardeevin Drive is quite narrow and if there are cars parked on both sides it is impossible to get through. I have been asked on occasions to move my car from outside my house so Deliveries, Bin Trucks etc can get to my neighbours. They are never my cars and to find who owns them is very difficult. I actually had to change my bin provider a few years ago as when the road was blocked my bin would be left uncollected. The new provider will pick up my bin even if the road is blocked. Also from the plans it looks as if when I am reversing out of my driveway there will be a walkway and car park space directly opposite my driveway.

Parking on Ardeevin Drive has been a problem for some time now and it is always a worry that an Ambulance or Fire Truck would not be able to get down to us if needed.

I have also noticed in the Molony Millar Engineering Report Section 1, 1.1 General Description that number 18 and 24 Ardeevin Drive do not exist. We have been here since July 1987.

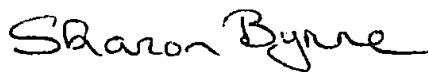
The report is only showing 14 car spaces (1 of which is for disabled parking). This is not adequate for 14 Apartments. I have experience of Apartment parking issues. Most apartments are lived in or rented by at least two people. All apartments would very probably have two cars. Public transport for Ardeevin Estate is very inadequate. (I have stood at the bus stop opposite the Ball Alley at 7.00 am in the morning as buses pass by full.)

The car park (52 spaces) is definitely not an *underutilised site*. I noticed it quite full in the mornings when I was going to work. Where are these cars now going to park? The nearest spaces for them would be on Ardeevin Drive especially if they are able to cut through from Leixlip Road through the new development and on to our road.

The developer is also proposing pedestrian access to Ardeevin Drive. When we moved here in 1987 there was pedestrian access from the Village, through the Ball Alley car park to Ardeevin Drive. This access was closed because of anti-social behaviour. Frequently we were kept awake with people shouting and singing at 1.00 am in the morning. We also had our cars damaged on more than one occasion.

I would be grateful if you would take my objections into consideration when reaching your decision. We are a very friendly and established neighbourhood and I do not think a block of apartments would enhance our surroundings or our environment. Also, it will definitely affect the price of our houses.

Yours sincerely



Sharon Byrne

Ms. Sharon Byrne
18 Ardeevin Drive
Lucan
Co. 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.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