

Planning Department
SDCC
County Hall
Tallaght
Dublin 24.

30/07/21

5 Ardeevin Drive,
Lucan
Co Dublin.

**Re: Planning application for Ball Alley House, Leixlip Road. Lucan Co. Dublin.
SD21A/0179**

Dear Sir /Madam,

We wish to note our concerns regarding planning application reference SD21A/0179 a development proposal at the Ball Alley, Leixlip Road, Lucan Co Dublin. The application refers to the removal of carparking spaces and the removal of hedging and the construction of 14 apartments in a four story complex.

We are residents of Ardeevin Drive and are concerned about the development on the following grounds.

1. The application includes an Existing Site Layout file. The accompanying drawing mistakenly shows that the site layout extends onto ground on Ardeevin Drive. This is an error, as the actual site ends at the existing carpark boundary wall. Previous planning proposals for this site correctly end the site boundary where the wall divides the carpark from the Ardeevin Drive. The boundary wall is where the site notice for this application is currently fixed.
2. The boundary difference between this and previous applications is also visible on the SDCC online planning map.
3. An early planning application in 2001 (S01A/0351) sought and was granted permission for an extension to the Ball Alley. The online file for this application is not available, however, the granting of permission for this included reference to the provision of off street parking and parking standards. This application is referring to the same off street parking.
4. The removal of the 52 spaces would have a knock on effect of requiring patrons of the public house to use on street parking. There is only limited on street parking available in the immediate vicinity of the public house. Our concern is that this would cause additional car parking on Leixlip Road, Ardeevin Drive, Ardeevin Road and Tandys' Lane. It would also create difficulties for public transport and pedestrians.

5. The application seeks to create vehicular and pedestrian access from Ardeevin Drive. Our concern would be the additional traffic and parking by residents, visitors and deliveries to the complex would create severe difficulty for residents on Ardeevin Drive. There is currently not enough spaces available to accommodate the existing cars particularly mid-week when visitors to the 100 bed nursing home are required to park on the street. The removal of off street parking at the Ball Alley would also impact residents, visitors and deliveries to the proposed complex who would be also find their own parking opportunities restricted.
6. The application does not include a roads and parking assessment report.
7. The proposal for a four story complex is excessive and would not match the building line of the existing dwellings. The design proposed does not integrate in style, design or size with adjoining buildings. The proposal does not seek to match any of the features of the existing dwellings adjoining the site. In particular the size and scale of the development would tower over its near neighbors and would have a negative impact on their privacy.
8. The scale of the proposed building relative to the Protected Structure is excessive. The building would distract from the character of the Protected Structure and would dominate the site from all sides.

Kind regards

Colm and Lorraine Church



Land Use, Planning & Transportation Department

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An Rannóg Talamhúsáide, Pleanála agus Iompair

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Colm & Lorraine Church
5 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