

5 Silverdale,
Finnstown Abbey,
Lucan,
Co. Dublin.

3rd August, 2021

Ref:SD21A/0179 – Objection to the proposed planning application.

Dear Sir/Madam.

Proposal:

“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).”

As a resident of Lucan and a past resident of Ardeevin Drive, I wish to set out my objections to this planning application. I still have family living on Ardeevin Drive, my mother and my sister, her husband and 2 infant children.

Background:

The Ardeevin Estate is a long establish family housing estate, mature, with tree lined roads, all ending in cul-de-sacs. There is one commercial property within the estate, the Lucan Lodge Nursing Home. The privacy and safety enjoyed by the residents of both the private dwellings and of the Nursing home has been one of the main factors that attracts families and senior citizens to Ardeevin. The relevant solitude of the area, so close to all the amenities of Lucan village has been a major advantage to both sets of residents. Children can play without the added risk of “through roads” and senior citizens can be comfortable knowing that the majority of traffic are of local residents. Indeed even the footfall through the estate is limited to local residents as there is no exits to the estate other than the one entrance/exit to the old “Tandy’s Lane”.

Objection

1. The proposed planning application set out *“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” and as such will create a right of way or an easement between two publicly owned roads, Ardeevin Drive and Leixlip Road, where none existed before. This right of way will only be to the benefit of the residents of the proposal as the land will be still private property.

2. The proposal will have an adverse effect on property prices in Ardeevin, particularly in Ardeevin Drive. The proposal is completely out of character of the area. The proposed four story building will be at odds with the existing buildings, including the two story private residents and the historical elevation dating back to the 1800s of the Ball Alley Public House. The removal of the hedging and tree line will also detract from the surrounding vista. The additional services required, waste removal/disposal, deliveries etc. will take away from the relative seclusion of the immediate area.
3. The additional vehicular and pedestrian traffic that will be created by this construction, will ultimately destroy the tranquil nature of Ardeevin Drive. The long tradition of rearing families in relative safety from passing traffic will be detrimentally affected.
4. The loss of the carpark at the rear of the Ball Alley Public House will force patrons to on-street parking, possibly encroaching into the Ardeevin Estate. The notion that carparks are not required because the change of the Licencing Laws is a nonsense. As set out in the “Architectural and built heritage assessment” (June 2021) *“the car park of the pub has become redundant due to the changes in drink driving legislation over recent years”*. It is noted that the site visit for this report was on Monday 15th March 2021. The Planning Authority need only visit to observe the use of the carpark, perhaps, could I suggest, at the weekend when most public houses are busier than on a Monday morning. The planner will be very aware of the issue of car parking in Lucan and any loss of car parking will adversely affect Lucan in general.
5. It should be noted that application SD19A/0297 was refused by SDCC and An Bord Pleanála. In the decision of SDCC *“Having regard to the overall height, scale and massing of the proposed development it is considered that the proposal would result in a significant overbearing impact on the residential dwelling to the west. The proposed development would significantly affect the residential amenity of the existing dwelling and the established residential character and visual setting of the area”*.

I trust you will consider my objections, taking a holistic view of Ardeevin Drive, Ardeevin and Lucan Village.

Yours sincerely,

Colm Henry



Mr. Colm Henry
5 Silverdale,
Finnstown Abbey,
Lucan,
Co. Dublin.

Date: 04-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**
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