

19 Ardeevin Drive
Lucan
Co. Dublin
K78 X2V0

3rd August 2021

Re. Application No. SD21A/0179

To whom it may concern

We want to register our objections to the proposed development.

We are original residents of Ardeevin Drive, having lived here since 1971. Jeanne Sweeney has been a widow since 1986. Our house and back garden are located two doors down from the proposed development. A four-storey development so close by would cause a loss of privacy, security and peaceful enjoyment of our home. Gardening is Jeanne Sweeney's favourite pastime, and the back garden is our sanctuary filled with birds, beautiful plants and privacy. We like to sit in the garden, but it would be much less pleasant and peaceful with such a large residential building overlooking it.

In addition, the proposed development will have a significant adverse effect on traffic and parking on our road. Currently, there is barely enough parking space for the residents and the Lucan Lodge Nursing Home staff, and it is often difficult for bin trucks and other large vehicles to get down the road. If the proposed development goes ahead, the situation will be even worse. There isn't enough room for that many cars on our road.

There will also be increased footfall if the development goes ahead, particularly late at night after the pub closes, making the road much less safe, secure and peaceful for the residents.

The proposed development would be significantly out of keeping with the appearance of our neighbourhood. It would tower over the dormer bungalows next to it at four storeys and set a very damaging precedent for future developments in the area. In addition, the removal of greenery to facilitate access to our road from the new development would make our road a much less pleasant place.

I hope that you will consider our objections.

Yours sincerely,
Jeanne and Joan Sweeney



Jeanne & Joan Sweeney
19 Ardeevin Drive
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