

PAUL & MARY SHARKEY
15 ARDEEVIN DRIVE, LUCAN, COUNTY DUBLIN.

29 July 2021

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

PLANNING REF SD21A/0179

Receipt No. : T4/0/682033

Dear Sir / Madam,

We live at 15 Ardeevin Drive - three bungalows up from the long established planted area at the rear wall of the Ball Alley Pub car park.

We wish to object to the above application and make the following observations :-

- A) The Location is stated in the application as Ball Alley House Leixlip Road - we feel that the Apartments will seek an address in Ardeevin Drive as it is most likely that the apartments will be sold as "located" in a residential cul de sac, as against located in a pub car park. This has a real effect on us as residents, as any future occupiers of this complex would naturally direct all visitors, service providers and deliveries to the Ardeevin Drive entrance.
- B) We ask you to apply Objective2 H9 of SDCC Development Plan and protect our Streetscape and privacy from this overpowering apartment block . This 4 floor building would destroy the privacy of the neighbouring properties and its scale is totally inappropriate to the location.
- C) Cars Parking on Ardeevin Drive is already problematic for the residents. We have had to forfeit our Front Garden and park in an extended driveway as Ardeevin Drive access is regularly blocked to Bin Trucks - and other large delivery trucks due to the width of the roadway. It is only natural that the 14 units will need to use the cul de sac for any additional cars they own, above the limited car spaces included in the planning application.

We request that you reject this planning application.

Yours Faithfully

Paul & Mary Sharkey



Paul & Mary Sharkey
15 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.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, 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