

TO: Planning Department
South Dublin County Council
City Hall
Tallaght
Dublin 24

OBSERVATIONS

FROM: Clare Cowley, 22 Ardeevin Drive, Lucan, Co. Dublin

RE: Planning Application SD21A/0179 - Ball Alley House, Leixlip Road, Lucan.
4-Storey Apartment building comprising of 14 Apartments

DATE: 01 August 2021

Background

To give you some background, I have lived in Lucan most of my life, and for the happiest last eighteen years on Ardeevin Drive with my daughter Carla. We have enjoyed and treasured the peace, tranquility, and total privacy of living at 22 Ardeevin Drive, while at the same time feeling safe and secure, and very much part long established family community close to the heart of Lucan village.



I have become a remote full-time worker and my front bedroom has now become my full-time office. Covid has given me an opportunity to re-evaluate and appreciate my environs, Ardeevin, Lucan Demense and Lucan Village, which are all vital to my quality of life and physical and mental well-being.

From no 22, I look out on the beautiful trees of both inside the perimeter wall of the Ball Alley House Car Park, and on the land outside the boundary wall, home to South Dublin County Council Services, an enclave of biodiversity, and home to wildlife, foxes, badgers and wild birds. Ardeevin Drive is quiet cul de sac, narrowest at the proposed site for a four- story block of apartments, with a proposed entry and exit for vehicular and pedestrians.

Objective of Observation

The objective of this observation is to illustrate the impact the proposed planning structure will have on my family life, family home and indeed on the greater Ardeevin community. I am objecting to Planning Application SD21A/0179 Ball Alley House, Leixlip Road, Lucan four-storey Apartment structure. I will address the real issues that will have the greatest impact on my quality of life, well-being and my work environ and make an impassioned plea for this planning application to be turned down.

1. The Right to Light

We chose our home 18 years ago based on its location, light, and the beautiful leafy vista visible from all front windows of no. 22 Ardeevin Drive. We wish to continue to exercise our right to light on the front of our home which we have enjoyed and exercised for an unbroken period of 18 years. This proposed four-storey apartment block will totally overshadow our family home and that of my neighbours' homes at 18, 20 and 24 Ardeevin Drive. This will have a direct physical impact on our homes, our lives and deprive us of our right to light. The proposed structure is also totally out of proportion with the existing single-storey bungalows and skyline, which have been in existence over 40 years.

2. The Right to Privacy

As previously mentioned, one of the deciding factors for purchasing our home 18 years ago, was that the fact that No 22 Ardeevin Drive was not overlooked, and our home's unique location in a small, secluded cul-de-sac, close to well preserved village of Lucan. For the last 18 years we have enjoyed the privacy of not being overlooked, and we wish to continue to exercise our right to privacy. A four-storey apartment building will not only overlook and overshadow the houses adjacent to the existing Ball Alley Car Park (19 & 23 Ardeevin Drive), but will overlook and overshadow our home, depriving us of our right to privacy which we have freely enjoyed and that of our neighbours at no. 18, 20 and 24 Ardeevin Drive.

3. The Right to continued Safety and Security in my Home and surrounding environ

The Ball Alley Public House and Carpark has no existing entrance or exit onto Ardeevin Drive. The boundary rear wall is located at one of the narrowest parts of Ardeevin Drive at the end of a cul de sac. From antidotal evidence, I believe that the Council bricked up a walkway over 30 years ago due to anti-social behavioural issues. The proprietor of the Ball Alley installed wrought iron fencing on top of the existing wall to enhance the security. We are gravely concerned at the prospects of Ardeevin Drive being used as a short cut late at night, by revelers returning from the village to the greater Lucan area. In addition, my daughter and I are worried on safety and security grounds in our own home, and we wish to continue feeling safe in our home and the community of Ardeevin. At no stage has Mr. Teague and the Ball Alley exercised a right of way to Ardeevin Drive during my eighteen living in Ardeevin. The Ball Alley is currently an unregistered property, and I would believe that such a right would have to be registered in line with the 2009 legislation.

4. The Right to Unobstructed Access and Road Usage/car parking on Ardeevin at capacity.

Ardeevin Drive is a narrow road culminating in a cul de sac outside my home. I find it incredible that the Ball Alley planning advisors, believe that there is plenty of room for

additional parking for the overflow requirements of the apartments to compensate for inadequate parking within their plans. There are three key exterior users who avail of parking on Ardeevin Drive:

- (a) Lucan Lodge Nursing home is based on Ardeevin Drive, staff, and visitors avail of on street parking on Ardeevin Drive.
- (b) Visitors to Lucan Demense when the SDCC car park is at capacity.
- (c) Dublin Bus city bound commuters park on Ardeevin Drive to board buses at the Maxol Petrol Station.



I personally have experience difficulties trying to get through cars park opposite each other and have had on occasions, to assist delivery drivers to the nursing home by getting cars moved so that they could deliver ppe gear during Covid. Any additional traffic or parking will endanger residents of being deprived of essential and emergencies services.

Parking outside Lucan Lodge Nursing Home, top of Ardeevin Drive

Current Car Parking in Ball Alley Pub

The planning advisors to the Ball Alley also described the Ball Alley House Car park as under-utilized. I totally disagree with this statement and provide the following photos and narrative to back up my argument.

- (a) Ball Alley Car Park – long term daily use by Lucan businesses.



Professionals and Traders from Lucan Village have enjoyed a long-term arrangement with the proprietors of the Ball Alley house to use their car park during the day for many years. If this car park ceases to provide parking to these individuals, where will they park? Will they be pushed to park on Ardeevin Drive as they nearest available free parking, on top of the already “overflow” parking from the proposed structure as already suggested by the applicant and their planning advisor? This would inhibit access to our homes and road usage in Ardeevin Drive, and emergency services to our community and Lucan Lodge Nursing home.



(b) Ball Alley Car Park – patrons’ usage at night

This photo illustrates the use of car park on a quiet evening during covid restrictions. You will note that cars are parked front and back of the premises, and the numbers counted could not be catered for in the allotted spaced on the proposed plan. It is also worth noting that the Ball Alley are advertising a “Beer Garden” to the rear of the premises, signage displayed in window and on gate. The Ball Alley was refused planning permission for a Beer Garden many years ago and has a “smoking area”.



Again, are patrons going to be funneled to Ardeevin Drive, Avenue, Court and Tandy’s Lane? Or will they resort to parking on the existing narrow, pram and wheelchair-unfriendly footpaths on Leixlip Road. If this is the case, I opine, that this is an accident waiting to happen, if this is the case.

5. The Right to avail of Collections

Over the years we experienced difficulties in Bin Lorries being able get down Ardeevin Drive, leaving some residents, mainly those at the end of the cul de sac without Bin Collections. This occurs when cars are parked opposite each other, or building work is being carried out or delivery vans hamper the Bin lorries access.



This photo was taken at the proposed entry point to the new development from Ardeevin Drive. Bin Lorries reverse down Ardeevin Drive there is no other option as the road is too narrow. I have personally had to bring my bin to the top of Ardeevin Drive to ensure that my bin is collected. If, as suggested by the planners of this development, overflow

cars from the proposed development are to park on Ardeevin Drive, together with the long-term Lucan Village business day users of the Ball Alley House Carpark, it will cause utter chaos and Greyhound and Thornton Recycling Lorries will be impeded making collections.

6. The Right to avail of emergency services: ambulance and fire brigade

In the last year alone, we have required three ambulances to Ardeevin Drive, and over the years the services of the fire department, ambulances, and other emergency services. All of which must drive to the end of the cul de sac to find a "safe" point to turn around. This "safe" point is at the point of entry to the proposed apartment structure. Ardeevin Drive is a family community with a wide age range from babies to those who have lived here all their lives, and all should be equally entitled to being able to access emergency services if the need arises without having to worry if these services can get to their homes.

7. Continued enjoyment of peace and tranquility free of noise pollution

Ardeevin Drive is a small well established residential community, nestled between Lucan Demense, Lucan Village, and the Motorway. Residents have enjoyed a peaceful and noise free environment on this tranquil drive and wish to continue to enjoy this right which they have established, maintained, and ensured.

8. Biodiversity and protection of wild birds and wildlife in Ardeevin Drive

At the exterior side of the Ball Alley Boundary wall lies a strip of land which has been maintained by residents. It is an enclave of biodiversity, and home to wild birds, foxes, badgers and the occasional ducks from Lucan Demense over the years. The proprietors of the Ball Alley have not managed or maintained this land in any shape or form in my eighteen years that I have lived opposite this small piece of land. Nestled between the motorway and Lucan Demense it provides wildlife and wild birds with a secure and safe place to nest and rest. I ask that the Planners of South Dublin County Council please take this into consideration as it a place that we have come to love and protect and are willing to fight for.

Conclusion of impact of SD21A/0179 on my life, family home and Ardeevin community

The above are the issues that impact on my life directly as a resident of Ardeevin Drive. This is my fourth and final home, which has given me sanctuary, solace, and peace. I am surrounded by a great community who mean everything to me and hence this observation. I am asking you to please consider the above to protect my rights, and my communities' rights to exercise rights that they have freely enjoyed and experienced for over forty years. The proposed apartment structure is out of context with the houses on Ardeevin Drive both single-storey bungalows and two-storey houses. It would overshadow all, diminish and degrade the vistas, streetscapes and the roofscapes. Furthermore, it will overshadow and diminish and degrade a protected structure, The Ball Alley House itself. This proposed structure would not look out of place in the IFFC or an urban city development in Dublin 4 or Dublin 6. Please keep Lucan as it is a "Lucan" which is our home, a historical village, protected, loved by all those who have chosen Lucan as their home, and in my case after much searching my final and much-loved home.

SDCC Development Plan

Finally, I will end of my observations of the proposed development SD21A/0179 in relation to the existing SDCC Development Plan, as I also believe that this development is excessive and contravenes the following objectives in the plan:

H9 Objective 2:

To ensure that higher buildings in established areas respect of the surrounding context.

A four-storey apartment structure would be totally out of context and proportion with single and two storey houses. While it could be argued that the neighbouring Orchard Apartments are a three -storey development, it must be stressed that they are built at a lower level and the roof of the third storey apartments are in roof/skyline with the 2 storey houses on Ardeevin Drive.

In addition, the four-storey structure overshadow the Ball Alley House, a two-storey protected building.

H9 Objective 3:

To ensure that new residential developments immediately adjoining existing one and two storey housing incorporate a gradual change in building heights with no significant marked increase in building height in close proximity to existing housing.

This is a four-storey block, bordered by single-storey housing and a two-storey protected structure which therefore contrary to H9 Objective 3.

H17 Objective 5:

To ensure that new development in established areas does not impact negatively on the amenities or character of an area.

This proposed apartment block is disproportionate, and overshadowing which would dominate and over-the surrounding residential homes

This proposed development would have a serious negative impact on the amenities and character of the area and is contrary to H17 Objective 5.

HCL3 Objective 2:

To ensure that all development proposals that affect a Protected Structure and its setting are sympathetic

This proposed apartment block would be right on the existing site of a protected structure The Ball Alley pub which is a low two storey structure on the edge of Lucan Village.

The proposed apartment structure would not be sympathetic to Lucan Demesne which is opposite The Ball Alley pub on Leixlip road and located behind heritage walls. On these grounds, it is opined that the proposed structure contravenes HCL3 Objective 2.

HCL4 Objective 2:

To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes

Lucan village is an ACA and the proposed four storey apartment structure is on the edge of the village.

It would neither enhance nor preserve the village vista, roof scape or streetscape. To the contrary, it would degrade and diminish the vistas as one approaches the village from the west. It is therefore contrary to HCL4 Objective 2.

Planners, I graciously ask you to consider my personal impact observations and my observations in relation to the SDCC Development plan when reviewing this planning application. As the current custodians of our unique community, amenities and environ we mare duty bound to protect our historic village of Lucan, environ and community way of life to ensure that future generations can reap the benefits of our decision, and find sanctuary in Ardeevin, as I did eighteen years ago.

Signed:

A rectangular box containing a handwritten signature in cursive script that reads "Clare Cowley".

Clare Cowley

01 August 2021