

23 Ardeevin Drive,  
Lucan,  
Co. Dublin.  
K78 N4X0  
29 / 07 2021

Planning Department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24

**Re: Planning Application SD21A/0179 for a 14-unit Residential Apartment Development of  
Ball Alley House Car Park.  
Applicant Gerry Teague**

Dear Sir/Madam,

**PRIVACY** is defined in the Oxford dictionary as ‘a state in which one is not observed or disturbed by other people’.

Judging from this definition this building and its occupants WILL OBSERVE AND DISTURB me and my family 24/7. All occupants on the east side of building will have prime view of two upstairs dormer bedrooms and our sitting room, front door, downstairs bedroom, sunroom and our back garden 24/7. This monstrosity runs the complete length of our home.

Therefore, this proposal would contravene the zoning object which seeks” To protect and/or improve residential amenity” under current South Dublin County Council Development Plan.

How can this be in keeping with existing surrounding houses and homes in the immediate area?

Our streetscapes, skyscape and vistas will be completely overshadowed. I wish to highlight that our natural sunlight throughout the day and evening will be hugely reduced therefore impacting on our quality of life, mood, mental health and overall infringement of our privacy. From the sheer height of this building, we will get no sunshine in our home or garden from 12mid-day.

Never again will we be able to enjoy the pleasure of a western sunset.

#### **11.2.7.**

The appropriate maximum or minimum of any height building will be determined by:

- i) The prevailing building height in the surrounding area.
- ii) The proximity of existing housing.
- iii) The formation of a cohesive streetscape pattern.
- iv) The proximity of any other Protected Structures.

On these 4 factors alone, this proposed structure should be stopped immediately, it does not comply with any one of them.

The proximity of this building to our home is also a reason to be very concerned, not just for the reasons stated above but also when we see from the plans that a pedestrian walkway runs between the pub and Ardeevin Drive.

“new residential developments that adjoin existing one and/or two storey housing {backs or sides onto or facing} shall be no more than two stories in height, unless a separation distance of 35 metres or greater is achieved”.

Naturally our PRIVACY is important to us. We are both retired and enjoy our outdoor space in our garden. We take great civic pride in maintaining our own property to the point whereby we employ a gardener twice/yearly to keep trees and shrubs cut back to ALLOW MAXIMUM LIGHT AND SUN INTO OUR HOUSE AND GARDEN. For the past 15 years we have extended our civic duties to cutting, watering and maintaining the greenery and shrubbery growing on both sides of our gateway on Ardeevin drive

#### **SECURITY**

Another major concern we have with these plans is our security

The walkway also has the potential to present huge security problems. What this means of course is a disastrous recipe for anti-social behaviour and all it brings with it. We live in a quiet cul-de-sac, and we very much aim to keep it this way.

Short of coming into our living, sleeping and entertainment areas these plans demonstrate this mass could not be any closer. This in turn makes a complete mockery of the SDCC's objectives. Not to mention lack of respect for the residents of Ardeevin Drive and the surrounding area.

It beggars belief how anybody can produce plans like these and expect them to be accepted. This proposed building contravenes almost all South Dublin County Council objectives.

#### **H9 Objective 2.**

“To ensure that higher buildings in established areas respect the surrounding council”

Looking around Ardeevin all existing dwellings are 1 and 2 stories high. This proposed building has no regard for its surrounding amenities and as already mentioned it lacks total respect for existing residents. It is an appalling and unacceptable invasion of our privacy and will undoubtedly devalue the houses in its vicinity and beyond.

Imagine in the year 2021 we, the residents of Ardeevin find ourselves in the position of having to defend the integrity and value of our property in the face of such a threat as this overbearing development is.

### **PARKING.**

Where do I start?

Currently, we have from time-to-time parking issues on the drive. As you may know, Lucan Lodge Nursing Home is on Ardeevin Drive – top end. Naturally, we have increased traffic, coming and going as well as employees parked cars. A further increase in vehicular traffic will undoubtedly pose major problems for Ardeevin residents, visiting families and friends. When cars are parked parallel on both sides of the road no vehicle can get through to the lower end of the Drive.

In many instances in the past, we have had to leave our cars, go into the Nursing Home and ask the offending person to repark in another area.

From my own personal experience, recently, a lorry driver delivering PPE gear to the Nursing Home had to park in the CENTRE of the road as she was unable to take a right-hand turn because there was a car parked on the left side opposite the entrance. I sat in my car while she lowered the lorry platform, removed the 3 packs of PPE gear, delivered them to nursing home, raised platform back up and REVERSED up the drive.

Now please tell me where the proposed vehicles belonging to the proposed persons in this proposed monstrosity are going to park.... may there be 4 parking spaces!!!! or 6 parking spaces!!!!!!or even 1 parking space for that matter.

Currently the car park is working at almost full capacity as demonstrated in recent pictures taken in July. All days and dates are mid-week, times range from 10am – 5.15pm....no Bank Holiday included. The removal of 51 parking spaces can only resort to flooding of vehicles into Ardeevin drive and the surrounding areas.

### **Emergency Services, Council Services and Private Deliveries.**

#### **EMERGENCY SERVICES**

Here in the lower section - as I'm sure in all sections - of the drive immediate access to the Emergency services is foremost on our minds. What happens should we require any one of the emergency services and cars are parked precariously at any point on the drive. They simply will not be able to get through.

In Emergencies time is of the essence.... enough said.

Residents in different parts of the drive have in the recent past required the services of the ambulance.

### **BIN COLLECTIONS**

Regarding the bin collections, we have had difficulties on numerous occasions in getting our bins collected. The bin men were unable to provide their service because of precarious parking again on the drive. From our perspective we had 3 choices.

- i) Haul our bins to the top of the Drive
- ii) Do without a bin collection
- iii) Ring the County Council and ask them to return – which they duly obliged.

So, you can see from various points of view how extra traffic on Ardeevin Drive will have a huge negative impact on our day-to-day living.

This cannot and should not be allowed to happen.

### **PERSONAL SERVICES**

In all aspects of modern living there is a huge increase in on- line shopping particularly in grocery, medicines, and personal deliveries.

I personally can vouch for 'Tesco' delivery van having great difficulty in trying to turn around post delivery. Other deliveries such as DPD, oil delivery lorries and Fastrack had similar problems. In fact with some of the bigger lorries {oil delivery tank} they have to mount the grassy area to turn.

I see from proposed plans there will be parking next to our entrance at 23 Ardeevin Drive {lower end}. This is going to make parking and deliveries even more impossible.

Personally, for us in No. 23 it will be even more of an impossibility to make right- and left-hand turns negotiating leaving and entering our property.

In conclusion I would be obliged if you consider my observations and grave concerns when making your decision on this block of apartments in the Ball Alley House car park.

I request that permission be REFUSED

Thanking you.

Eilene Tucker

23 Ardeevin Drive.

Lucan.

K78N4X0.

Ms. Eilene Tucker  
23 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](http://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](http://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