

86 The Orchard,
Lucan,
Co. Dublin,

August 2nd, 2021

Re planning application SD21A/0179, construction of 4-storey apartment block at Ball Alley House, Lucan, Co. Dublin

Note that I paid the €20 objection fee yesterday but the system for generating receipts is currently down – the person who took the payment said they'd inform the Planning department that the fee was paid.

Dear Sir/Madam,

I want to submit an objection to the above development on the basis of the following observations of the plans submitted.

Height of the proposed development and impact on surrounding houses/apartments

This proposed development is for a 4-storey apartment block in between 2 bungalows (nos 21 and 23 Ardeevin Drive). This appears to breach the SDCC Dev plan section 2.2.3 H9 Objectives 2 ("To ensure that higher buildings in established areas respect the surrounding context") & 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").

There's a good reason for those objectives – putting such a high building in an existing residential area impacts those living there. 23 Ardeevin Drive is the most affected by having its westerly sunlight blocked out but the west-facing residents of the Sarsfield block in The Orchard, including myself, are also going to be impacted by being blocked from the afternoon sunlight.

In several of the diagrams and pictures in this planning application, the impact of the development on the surrounding estate bungalows and The Orchard appears to have been inadvertently minimized. For instance:

- It is noticeable in the Reference images 7 and 8 of the Design Statement that the impact on the buildings to the east of the development (ie 23 Ardeevin Drive and Orchard) is not shown – those buildings are just not shown.
- The picture of the 'Proposed South Elevation 3-3' in the Elevations document shows several large trees in front of No 23 Ardeevin which tends to imply

that the impact of the new development on 'The Sarsfield' is relatively limited. However, those trees do not exist and this elevation clearly shows that 'The Sarsfield' (and especially the lower floor of that block, where I live) is impacted by losing valuable light.

- The picture of the 'Proposed East Elevation 1-1' in the Elevations document does not show No 23 Ardeevin in side elevation – a comparison view which would clearly show the outsize scale of the development.

Note that 'The Orchard' development is at a lower ground level than the buildings to the east of it, including this new development. This means that this 4 storey building is effectively 4.5-5 storeys in height in comparison - furthering breaching Objective 3 above.

In addition, the 'Proposed South Elevation 3-3' picture in the Elevations document shows that The Sarsfield block is less than 35 metres from the new development – and the SDCC Dev plan Objective 11.2.7 states that the development should then be no higher than 2 storeys. Given that the Ardeevin bungalows are dramatically closer, this only shows how much that objective is being contravened by this plan.

Other points

- The Reference image 8 of the Design Statement, there are 4 parking spots which appear to be inside the line of the footpath for Ardeevin Drive. However, the Site layout plan for parking shows 6 parking spots bordering onto Ardeevin Drive. And, comparing this layout with the Existing Site Layout, it appears that those parking spots jut out into the line of the Ardeevin footpath. This would appear to be dangerous to people (children especially) walking on Ardeevin Drive.
- The reference in Design Statement as to why the 14 parking spots is deemed by the developer to be sufficient seems odd to me. It is claimed (by assertion only, with no backing data) that there is "sufficient short stay parking close to the core area". I think anyone resident in the area would question this assertion. Instead it seems to me that visitors to this development would likely park in Ardeevin Drive, negatively impacting on amenity in that estate.

In summary, I request that you refuse permission for this development as currently scoped. While we all understand the need for further housing, this outsize development will hurt those of us living around and in the shadow of it.

Thank you,

Una Duke



Ms. Una Duke
86 The Orchard
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