

Sent: Wednesday 4 August 2021 15:05

To: LUPT - Planning Submissions <planningsubmissions@SDUBLINCOCO.ie>

Subject: Re: SD21A/0179

Good afternoon,

Please see my submission below in relation to planning application SD21A/0179, Ball Alley, Old Leixlip Road, Lucan, Co. Dublin

I have paid the standard fee of €20 at your payments department having spoken to Jackie. She informed me she is unable to provide a receipt at this time due to an IT issue but she will pass on my name & confirm my payment has been made to accompany my submission below.

My full name & address are:

Geraldine Kirwan

1 The Orchard

Old Leixlip Road

Lucan

Co. Dublin K78 CF54

RE : SD21A/0179 - Ball Alley House, Leixlip Road, Lucan, Co. Dublin

To whom it concerns,

I am writing to submit an objection to the construction of a four-storey apartment block at the Ball Alley, Old Leixlip Road, Lucan, Co. Dublin on lands adjoining the Old Orchard development in which I reside.

The proposed construction will be detrimental to those of us who live in the Old Orchard for a range of reasons.

I live in the shade of a protected plane tree which is in front of my property, in very close proximity to the proposed construction site. A development of the size and scale of that which is proposed would hamper the growth and life span of the tree. It also means that the communal green area and amenities opposite my home, and adjacent to the other two blocks, will suffer from a permanent loss of day light. In addition to the protected tree, the Old Orchard is also home to an Ice House. The construction of a development of the nature of what is being planned could have detrimental effects on this protected structure which is of special interest from an architectural, historical and cultural perspective.

The construction of four-storey units so close to the Old Orchard perimeter wall will have an extremely negative affect on my life and that of the other residents of the three blocks which are located next to the perimeter wall. Should this development be permitted to proceed, we will completely lose our natural light, our homes and gardens cast into permanent shadow and our health and well-being hugely compromised. Additionally, given that my property is a single storey ground floor unit, my privacy will be non-existent, as will the privacy of my neighbours and those in nearby neighbouring blocks.

The Old Leixlip Road is an extremely busy one with high volumes of traffic throughout the day. Mornings and evenings are especially busy with long lines of traffic coming from the Leixlip direction

into Lucan village. This feeds into the convergence of traffic coming into Lucan village from Laraghcon and from the N4 from the Ballyowen exit. Traffic congestion in Lucan village is well known and well recognised over many years. A construction site and entrance/exit onto this road will cause a further substantial increase in traffic volumes, noise and pollution.

For the reasons outlined above, I am totally against the proposed development associated with planning application reference SD21A/0179.

Sincerely,
Geraldine Kirwan
1 The Orchard
Lucan
Co. Dublin



Ms. Geraldine Kirwan
1 The Orchard
Old Leixlip Road
Lucan
Co. Dublin
K78 CF54

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