

12 HERMITAGE MAWR

draw

to JUSTIN

2/11/2022

3D22A/0382

Land Use Planning & Transportation  
02 NOV 2022  
South Dublin County Council

South Dublin Planning

Department

I would like to highlight my  
objections to the proposed  
development to Foxhatten Site MWR  
to JUSTIN.

1 The proposed development  
reached a height of 13.575 m  
which is taller than surrounding  
properties and is out of sync  
with residential estate beside  
Foxhatten.

2 This will effect natural  
light to residents in Hermitage Park

3 The proposed site of Bull Mass  
Height scale and design and  
physical visuals would be  
out of context to this area.

4 The proposal to have a gate from the Foxhunter to Hermitage Park Estate is unnecessary and could affect Security and Anti Social Behaviour.

5 The proposed plans are not clear for zoning designation of the Area.

6 If proposed site it would increase traffic in a bottle neck Area.

7 The development would be out of character appearance and environment services in the area. This would have a negative impact on residents in Hermitage Park Estate  
Nigel Aspinall

**Hermitage Residence Association information for objections to the development at the Foxhunter Lucan**

As we shared last week, we encourage you to submit observations to South Dublin County Council in response to the planning application for a warehouse on the Foxhunter site with access through Hermitage Gardens. It's extremely important we get as many individual objections sent to the council against this development.

**How to submit your objection by 5pm on Wednesday, 9th November:**

- Submissions may be made in writing and sent by email or by post. It costs €20 to lodge an objection whether you send by letter or email. There is no online payment facility so you need to ring the Council's Finance Department, Tel : 01 – 414 9121 to make the payment by card.
- You must put your name and postal address on the objection with the reference **SD22A/0382**.
- Stick to the facts of the case, avoid any accusations or emotional comments. You may be sued for any defamatory allegations.
- If submitting by email, you must include your payment receipt on the email submission as proof of payment.
- Observations should only be submitted to the following email address: **planningsubmissions@sdublincoco.ie** and they must be received by close of business at **5pm on 9th November**.
- You can send your observation by post to Senior Planning Officer, South Dublin County Council, County Hall Tallaght, Dublin 24, D24 A3XC or email and it must be with the Council by **Wednesday, 9th November 2022**.
- We have received a number of points from our Planning Consultant SEE ATTACHED we suggest you pick and choose which reflect your own concerns
- \*\*\*\*Please note only those who lodge an objection now are entitled to lodge another objection in the event of an appeal.\*\*\*\*

**SAMPLE OBJECTION**

Planning Section  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24  
D24 A3XC

Dear Sir/Madam,

*Niall Redmond*

*Niall Redmond*

Your Address  
*12 HERMITAGE  
MANOR  
LUCAN  
CO DUBLIN  
Date 2/11/2022*

I, **PUT YOUR NAME IN HERE** write in relation to planning application number **SD22A/0382** made by Jogor Point Ltd with regard to lands adjacent to Foxhunter, Ballydowd, Lucan, Co Dublin, as submitted on October 6<sup>th</sup>, 2022.

I wish to object to the proposed development. My objection is based on the following observations and grounds:

**GIVE ALL YOUR REASONS FOR YOUR OBJECTION HERE.**

**PLEASE SEE OTHER SIDE**

I would be grateful if you would consider the above in your assessment of the planning application. I have enclosed proof of payment of the €20 fee **state receipt number or include scan of receipt.**

**(To pay for your objection see above)**

Yours sincerely

SIGN AND PRINT NAME

NEALL READING

Neall Reading  
21/11/2022

**Objection – SD22A/0382 - Key Points**

1. The scale of development is overscaled and out of character with the area. The proposed development reaches a height of 13.575m which is much taller than surrounding properties.
2. There will be a significant loss of residential amenity to all surrounding properties in the vicinity of the development. This will result from the negative visual impact associated with the development, the loss of privacy resulting from, loss of light, overshadowing and an overbearing impact arising from the proposed structure.
3. The proposed development by virtue of the bulk mass, height, scale, design and physical dominance would result in an intense overdevelopment of the site, would be seriously injurious to the visual amenity of the area and to the amenities of the properties in the vicinity.
4. A pedestrian entrance through Hermitage Gardens will remove existing amenity to residents of Hermitage Gardens and Hermitage Park affecting security and increasing the possibility of anti-social behaviour.
5. There are insufficient occupant details which means it is difficult to understand the plans and the extent of the possible disruption. The supporting Planning Report notes that the proposed use would be a 'logistical warehouse' and the Transportation Assessment noting that the proposed use would be a distribution warehouse. This use is not listed as permissible or open for consideration within the RW zoning designation.
6. A logistics unit would also generate more traffic than a warehouse / storage facility so the lack of detail would have subsequent traffic impacts.
7. The proposal seeks to provide a gate to allow permeability from the private housing estates which adjoin the site, through the warehousing premises, and to the Foxhunter pub. This passageway would not be adequately surveilled and it would be a concern that this would give rise to anti-social behaviour in the evenings and late nights.
8. New developments should contribute positively to the character, appearance, environment, services and infrastructure of the wider surrounding area and their established communities and should be suitable in terms of height and scale. It should have a positive impact on the local character and improve infrastructure and services and not create further problems. However, this proposed development fails to achieve this due to its immense height, scale, design and density and obvious negative impacts and pressures it will have on residents, infrastructure, environment and services.

**PLEASE SEE OTHER SIDE**

Mr. Niall Redmond  
12 Hermitage Manor,  
Lucan,  
Co. Dublin.

Date: 03-Nov-2022

Dear Sir/Madam,

**Register Ref:** SD22A/0382  
**Development:** Construction of a) a metal clad single-storey warehouse, of 3072 sq.m, 13.58m high to parapet at front and part of the sides, and 10.4m high to eaves and 12.9m high to the ridge at part of sides and rear; b) a single storey 2.9m high ESB substation of 14sqm ; c) the widening of the existing vehicular/cycle entrance to The Fox hunter Public House , and the forming of a new vehicular/cycle exit to the north west corner of the site; d) the formation of pedestrian/cycle gate to Hermitage Gardens and pedestrian gate to Lucan Road, e) internal roads and pathways and all associated hard and soft landscaping, f) foul and surface drainage, including attenuation tanks; g) 18 carparking spaces and 16 bicycle spaces.  
**Location:** Lands South Side of Lucan Road, Ballydowd & abutting Hermitage Gardens, Ballydowd, Lucan, Co. Dublin  
**Applicant:** Jogor Point Ltd  
**Application Type:** Permission  
**Date Rec'd:** 06-Oct-2022

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](http://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](http://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