



22 Hermitage Rd,
LUCAN
Co. Dublin

Re: Planning Application
SD 22A/0382

Dear SIR/MADAM,

We, Deirdre and Noel Roche,
wish to object to the above application
on the following grounds:

1. The proposed height of the development
will impact negatively on the surrounding
residential properties, causing loss of light
and dominance to the skyline which will
affect the amenity to residents.

2. Access and egress on the site will
cause traffic jams and tail backs. Furthermore,
the slip lane is not equipt to handle the
large amount of heavy goods vehicles
generated by such a large site.

3. The addition of the pedestrian gate in the wall at Hermitage Gardens seems an unnecessary addition at the site.

This would cause increased foot traffic through Hermitage Park, and would appear to be for the benefit of patrons to the restaurants and pub on the site. The potential for noise and anti-social behavior would increase, causing nuisance to surround residents.

We would ask that you consider the above concerns in your deliberations.

Yours sincerely

Deirdre Roche

~~Peter~~ Roche.

Deirdre & Derek Roche
22 Hermitage Road
Lucan
Dublin

Date: 03-Nov-2022

Dear Sir/Madam,

Register Ref:
Development:

SD22A/0382

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.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,



for Senior Planner