

Sarah McDermott
16 Hermitage Valley
Lucan
Co Dublin
K78 W2C8

1st November 2022

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

Re: Objection to planning application no. SD22A/0382

Dear Sirs

I wish to object to the proposed development by Jogor Point Ltd at lands adjacent to the Foxhunter Pub, Ballydowd, Lucan, Co. Dublin, as submitted 6th October 2022.

1. **The site is not zoned for the purpose intended.** The supporting Planning Report notes that the proposed use would be a "logistical warehouse" but the Transportation Assessment notes 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. We are in need of additional retail / warehousing enterprises, to scale, and with sufficient parking, in a prime location off the N4 to service the existing population and therefore the existing zoning should be protected.
2. **Pedestrian entrance through the cul-de-sac in our quiet housing estate is not justified.** Proposed incursion into Hermitage Park estate via pedestrian / cycle entrance to the site through the cul-de-sac at Hermitage Gardens, for any reason, is unwarranted and unacceptable.
 - a. Security: having an additional access point to our estate is unacceptable. The potential for illegal activity and a quick escape route precludes it.
 - b. Parking: the proposal includes provision for 18 car spaces and 16 bicycle spaces. The surplus cars would invariably park in Hermitage Park estate. I have already witnessed insufficient parking at the existing Foxhunter pub / Elephant and Castle complex and having any access to Hermitage Park would lead to customers parking in the estate.
 - c. Anti-social behaviour: creating a shortcut from the foxhunter public house through our quiet residential estate is unacceptable. Residents of Hermitage Park are entitled to continue to enjoy the peace and harmony that we currently enjoy and have enjoyed for the past 34 years in this well-established housing estate.

3. Amenities of existing properties would be seriously injured by this proposed development.

- a. The proposed development is behind the back gardens of houses in Hermitage Park. Previous applications were refused on the grounds that it would impinge on the ability of existing residents to enjoy their property.
- b. There are insufficient occupant details which mean that it is difficult to determine the extent of the possible disruption.
- c. A logistics unit would also generate more heavy goods vehicle traffic than a warehouse / storage facility so this lack of detail would have significant traffic impacts.

4. Character of the proposed development is completely inconsistent with current environment.

- a. The scale of development is over scaled and out of character with the area. The proposed development reaches an enormous height of 13.575m which is considerably taller than surrounding two story properties.
- b. There will be a significant loss of residential amenity to all surrounding properties in the vicinity of the proposed development from the negative visual impact associated with the development, the loss of light, overshadowing, and an overbearing impact arising from the proposed structure which dwarfs everything around it.
- c. The proposal would be a vast overdevelopment of the site. Its bulk, mass, height, scale and physical dominance would be seriously injurious to the visual amenity of the area and to the amenities of the surrounding properties.
- d. New developments should have positive impact on the local character and not create further problems. However, this proposed development fails to achieve this due to its height, scale, and design. It would create serious negative pressures on residents, infrastructure, environment and services.

I would be grateful if you would consider the above in your assessment of the planning application. I have enclosed proof of payment, receipt number T4/0/722172.

Yours faithfully



Sarah McDermott

Ms. Sarah McDermott
16, Hermitage Valley
Hermitage Park
Lucan
Co. Dublin

Date: 08-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.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. Furney

for Senior Planner
Please follow us on
Facebook, Twitter, YouTube
deisighdoshraid.ie - fixyourstreet.ie