

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

52 Hermitage Road,  
Lucan,  
Co. Dublin.  
K78 FP 86

8<sup>th</sup> November, 2022.

Dear Sirs,

I wish to object to Planning Application Number SD22A/0382 submitted on 6<sup>th</sup> October, 2022 by Jogor Point Ltd for a warehouse development on the site of the Foxhunter, Ballydowd, Lucan, Co. Dublin. My objection is based on the following points:

**1. *The scale of the proposed development is out of character with the area:***

The proposed development with a height of 13.575 metres would be much taller than surrounding properties. There would be a significant loss of amenities to all surrounding properties in the vicinity of the development as a result of loss of privacy, loss of light and overshadowing arising from the proposed structure. The proposed development by virtue of its bulk mass, height, scale, design and physical dominance would result in an intense overdevelopment of the site, and would be injurious to the visual amenity of the area and to the amenities of the properties in the vicinity.

**2. *Unnecessary pedestrian access from the site to Hermitage Garden:***

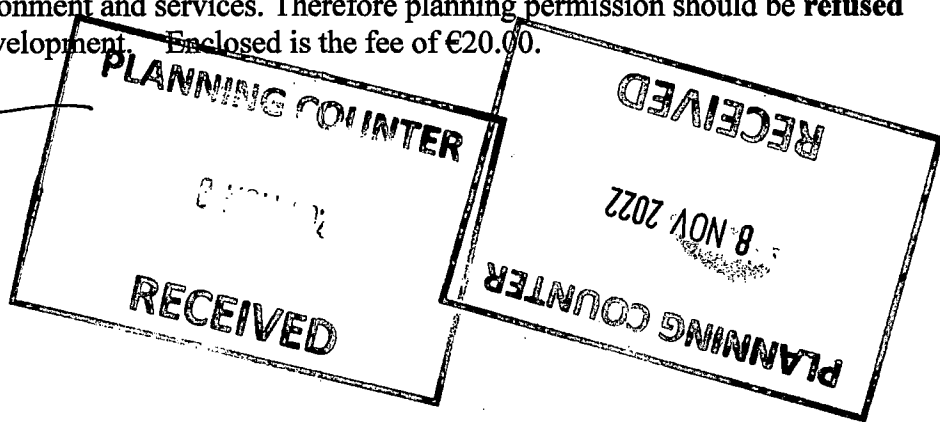
The proposed development includes a proposal for a pedestrian access from Hermitage Park housing estate to the site and the adjoining Foxhunter pub. This pedestrian access through Hermitage garden, an existing cul-de-sac, will remove existing amenity to residents of Hermitage Garden and Hermitage Park affecting security and increasing the possibility of anti social behaviour in the evenings and late at night. There is absolutely no valid planning reason for a proposed warehouse development to require pedestrian access to a private housing estate. A previous planning application on the site (Planning Application Number SD20/A/0209) sought vehicular access to Hermitage Garden. The current proposal for pedestrian access to Hermitage Garden if granted would set a precedent and would result in a future request to the planning authority to grant vehicular access to Hermitage Park.

**Conclusion:**

Any 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. 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. Therefore planning permission should be **refused** for the proposed development. Enclosed is the fee of €20.00.



Eamonn Jackson



Mr. Eamonn Jackson  
52 Hermitage Road,  
Lucan,  
Co. Dublin  
K78 FP86

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 Pleanala 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