

4th November 2022

Planning Section
South Dublin County Council
County Hall Tallaght Dublin 24
D24A3XC

Barry Lee
8 Hermitage Manor
Lucan Co. Dublin
087 6622765

Reference SD22A/0382

Dear Sir/Madam,

I, Barry Lee am writing to you in relation to planning application number SD22A/0382 made by Jogor Point Ltd about lands next to Foxhunter, Ballydowd, Lucan, Co Dublin on October 6th, 2022.

1. The scale of development is over scaled 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 structures.
3. The proposed development because of its mass, height, scale, design and overbearing physical dominance would result in an intense overdevelopment of the site. It will negatively affect the visual amenity of the area and to the amenities of all the properties in the vicinity.
4. A pedestrian entrance through Hermitage Gardens is unnecessary and unwelcome and will affect the existing amenity to residents of Hermitage Gardens and Hermitage Park by affecting security.
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 specified use is not listed as permissible or open for consideration within the RW zoning designation.
6. Such 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 include an access to allow entry from the private housing estate which adjoins the site, through the warehousing premises, and to the Foxhunter. This passageway is very unwelcome and will not be adequately secure. It is a valid concern that this entryway would become an area where anti-social behaviour would occur in the evenings and at night.
8. New developments must 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. They should have a positive impact on the local character and improve the infrastructure and services and not cause further problems. However, this proposed development does not achieve this due to its overscale, design, density and patently obvious negative impacts and pressures it will have on all residents, the 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 of the €20 objection fee.

Yours sincerely

Barry Lee

Mr. Barry Lee
8 Hermitage Manor,
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