

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

2 Hermitage Garden  
Lucan  
Co. Dublin  
K78 AY96

7<sup>th</sup> November 2022

Dear Sir/Madam,

I, Ann Dunne 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 have paid the prescribed fee of €20 and my receipt number is T4/0/722536 (attached).

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

1. The scale of development is significantly overscaled and out of character with the surrounding area. The average height of a typical 2-storey house in Ireland (such as those found in Hermitage Park) is between 4.7m and 5.8m. The proposed development reaches a height of 13.575m which is more than double the height of the residential houses in Hermitage Park.
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 probability of anti-social behaviour. Such anti-social behaviour occurred previously when the Foxhunter pub was in operation with many people scaling the boundary wall to use Hermitage Park as a short-cut. Based on past history, it is reasonable to assume that anti-social behaviour will likely be encouraged by the proposed pedestrian entrance.
5. The proposed pedestrian entrance is wholly unnecessary and unsolicited. The presence of a public walkway through an industrial area merely to gain access to another of the applicants premises is highly unusual and potentially problematic.

6. There are insufficient occupant details provided in the application 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.
7. A logistics unit would also generate more traffic than a warehouse / storage facility so the lack of detail would have subsequent traffic impacts.
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.

I would be grateful if you would consider the above in your assessment of the planning application.

**Yours sincerely**

**Ann Dunne  
2 Hermitage Garden  
Lucan  
Co. Dublin  
K78 AY96**

Ms. Ann Dunne  
2 Hermitage Gardens  
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](http://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](http://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