

From: Diane Grogan <Diane.Grogan@groganbros.com>

Sent: Monday 7 November 2022 13:36

To: LUPT - Planning Submissions <planningsubmissions@SDUBLINCOCO.ie>

Subject: FW: Receipt from SDCC No. T4/0/722522 re Objection to Planning Application SD22A/0382

3 Hermitage Crescent,

Hermitage Park,

Lucan,

Co. Dublin.

K78 R260.

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

7TH November 2022.

Re: Planning Application Number SD22A/0382 made by Jogor Point Limited, with regard to lands adjacent to Foxhunter, Ballydowd, Lucan, Co. Dublin, as submitted on October 6th 2022.

Dear Sir/Madam,

We James and Diane Grogan wish to lodge an objection to the proposed development under planning application number SD22A/0382 made by Jogor Point Limited, with regard to lands adjacent to Foxhunter, Ballydowd, Lucan, Co. Dublin. I attach payment Receipt No.T4/0/722522.

Objection 1.

Current Zoning status for this site is 'Retail Warehousing' and the proposed use under Planning Application Number SD22A/0382 is for 'Logistical Warehouse' with proposed use as a Distribution Warehouse'. This use is not listed as allowed within current Retail Warehousing status. Due to lack of information within the plans submitted it is hard to predict what the full impact on residents of Hermitage Park and surrounding area would be with regard to planned operational hours of Warehouse, associated noise levels and additional traffic.

Objection 2.

The Character and Scale of the Proposed Development in its current format is excessive and overbearing in terms of height and would not be in harmony with existing two-storey dwellings within Hermitage Park Estate situated beside this proposed development.

Objection 3.

Plans to terminate existing long-established cul-de-sac in Hermitage Garden by breaking through wall to make a pedestrian entrance servicing the proposed warehouse and existing Foxhunter Pub/Restaurant would in our opinion lead to customers of the Foxhunter Pub/Restaurant to seek parking within Hermitage Park Estate to avoid the one-way entrance/exit system currently in

operation for access to Foxhunter Pub/Restaurant. There is no capacity within Hermitage Park to cater for any additional parking of this scale. Houses on Hermitage Garden and Road will border the passageway from proposed pedestrian entrance and will be impacted by noise levels from customers when leaving the Foxhunter Pub/Restaurant at closing time and as previously stated it is hard to predict what noise levels would be generated from the proposed warehouse as operational details for proposed warehouse are not included in the plans. Children play on the Green at Hermitage Garden and are used to it being a safe enclosed space and should this pedestrian entrance be established it would impede on their safety. Residents of Hermitage Park purchased their properties on the understanding that they were buying into a safe environment to enjoy and this pedestrian entrance would reverse this. No details for lighting for proposed passageway are included in the plans and the secluded nature of this location could lead to anti-social behaviour which would impact on safety for residents in the surrounding areas.

I would be grateful if you would consider the above when making your decision for this planning application.

Yours faithfully,

James Grogan and Diane Grogan.

James Grogan and Diane Grogan.
3 Hermitage Crescent,
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.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, 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