

From: Gerard Clarke <gerard_clarke@hotmail.com>
Sent: Monday 7 November 2022 10:55
To: LUPT - Planning Submissions <planningsubmissions@SDUBLINCOCO.ie>
Subject: Planning Observation for Planning Application SD22A/0382

REFERENCE: SD22A/0382

Gerard Clarke
59 Hermitage Road,
Lucan
Co Dublin
K78 C995

FAO: the Planning Section, South Dublin County Council, County Hall, Tallaght, Dublin 24.
To whom it may concern,

My name is Gerard Clarke, a resident of Hermitage road and I would like to submit the following observations in relation to planning application SD22A/0382 made by Jogor Point Ltd, in relation to lands adjacent Foxhunter, Ballydowd, Lucan, Co Dublin.

I wish to object to this development on the following grounds:

1. The size and scale of the development. According to the application the building will reach a height of 13.57m. this would be far taller than the surrounding residential properties.
2. A pedestrian entrance is proposed into the Hermitage estate (at Hermitage Gardens). This area was originally a cul-de-sac, by providing such an entrance it will change the cul-de-sac and create a security risk for those residents. Also there is the very real possibility of anti-social behaviour. In particular there is a reference to a "gate" to allow entrance from the estate to the adjoining Foxhunter pub and restaurant. This would add to the risk of anti-social behaviour and there is no mention of surveillance or security to abate these risks.
3. The build itself is listed as a potential logistical warehouse, however details on what this means are very scarce. There is also mention that the warehouse build would be a distribution warehouse. This use is not listed as permissible or open for consideration within the RW zoning designation.
4. Also in relation to the logistical, this will surely introduce an increase in traffic. When you review the entry to the Foxhunter, it could create traffic issues in the area. Also the entrance to the Foxhunter is off a major road and could create an issue with the flow of traffic (risk of accident as cars depart the petrol station while trucks etc are entering the foxhunter site). The site also encompasses a bar and restaurant which is going to increase the volume of traffic.

I would be very grateful if you would consider the above points in your assessment of the planning application. I have enclosed proof of the €20 fee (T4/0/722512 see email below).

Yours sincerely,

Gerard Clarke

Mr. Gerard Clarke
59, Hermitage Road
Lucan
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