

**57 Hermitage Road
Hermitage Park
Lucan
Co Dublin
K78 CH94**

6th November 2022

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

Application Reference: SD22A/0382

Payment Reference: T4/0/722514

Dear Sir/Madam,

I, Tina Lewis, write in relation to planning application number **SD22A/0382** made by Jogor Point Ltd regarding lands adjacent to Foxhunter, Ballydowd, Lucan, Co Dublin, as submitted on October 6th, 2022.

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

Reason 1: Volume and Height of the development

This current proposed development is over-scaled and out of character and context with the surrounding environment, being primarily residential. This proposed development reaches a height of *13.575m* which is demonstrably higher than any surrounding properties. By virtue of its proposed bulk mass, height, design, and physical dominance, it would result in intense over-development of the site. In addition, it would be seriously injurious to the visual amenity of the area and to the amenities of the properties in the vicinity.

REASON 2: Impact on Hermitage Park estate

The proposed structure will result in significant loss of residential amenity to all surrounding properties in the vicinity – negative visual impact, loss of privacy resulting from loss of light/overshadowing, and an overbearing impact arising from its height.

Reason 3: Access to Hermitage Park estate

It is proposed to open a pedestrian entrance via Hermitage Gardens to allow permeability from the adjoining private housing estates through the warehousing development to the public house and restaurant facilities already on-site.

This proposed pedestrian access through Hermitage Gardens will remove existing amenity to residents of Hermitage Park, affecting security and increasing the possibility of anti-social behaviour. This concerns me greatly, as it is unlikely that such a passageway would not be adequately surveilled.

In addition, there could be an increase in the volume of cars within Hermitage Park, particularly adjacent to Hermitage Gardens, resulting from patrons of the hospitality facilities seeking to park and to use the pedestrian access, in the likelihood of there not being sufficient parking spaces nearer to the public house/restaurants. This would therefore vastly increase the volume of traffic coming in and out of the estate – particularly at evening/weekend times. This would result in a significant increase in traffic movement and, coupled with already tight parking, could create hazardous safety conditions for residents that is total unacceptable.

Reason 4: Lack of clarity as to the proposed development

There are insufficient occupant details which makes it 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*.' The Transportation Assessment notes that the proposed use would be a '*distribution warehouse*.' This use is not listed as permissible or even open for consideration within the RW zoning designation.

A logistics unit would generate more traffic than a warehouse/storage facility, thereby creating subsequent traffic impact.

Further points:

- In any community, new developments should contribute positively to the already established character, appearance, environment, services, and infrastructure of the wider surrounding area.
- They should be suitable in terms of height and scale.
- They should have a positive impact on the local character and improve infrastructure and services.
- They should not create further problems.

This proposed development fails monumentally to achieve any of this due to its immense height, scale, design, density – and the obvious negative impacts and pressures it will have on all residents and the surrounding communities

Yours sincerely,
Tina Lewis

Ms. Tina Lewis
57 Hermitage Road
Hermitage Park
Lucan
Co. Dublin

Date: 09-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,