

Liam Bartley
5 Hermitage Gardens
Hermitage Park
Lucan
Co. Dublin
K78YR72

1st November 2022

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

RE: Objections/Submissions on Planning Application SD22A/0382

Dear Planning Department,

I, Liam Bartley of above address am writing to you in relation to the Planning Application Number **SD22A/0382** made by Joger Point Ltd in regard to land adjacent to the Foxhunter Public House, Ballydowd, Lucan, Co Dublin as submitted on the 6th October 2022.

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

On health and safety grounds and the risk to our children.

1. Hermitage Garden is a small cul-de-sac. The essence of a cul-de-sac is that parents can allow their children to play freely on the greens and roads within the area, comforted by the fact that it is a cul-de-sac.
2. Opening up Hermitage Gardens to the current Foxhunter Public House / proposed new development and the N4 Dual Carriageway would mean that the children in this well-established area could no longer be allowed to play there due to its unguarded exit to the N4, one of the busiest dual carriageways in Ireland. Opening up an entrance from Hermitage Gardens cul-de-sac would create grave concerns from a safety and security perspective and would remove **forever** the freedoms enjoyed by the children of Hermitage Park estate.
3. The proposed entrance to the development from Hermitage Gardens is outside a playschool with children running up and down the cul-de-sac and parents chasing them to get them to school. The fear of losing sight of the children for a brief moment and the child running out onto the road either within the development or out onto the N4 is unbearable and must be taken into account by the planners when making your discussion as to who would be held responsible if the unthinkable should happen.
4. The opening up of an entrance from Heritage Gardens will in no doubt lead to anti-social behaviour from the Foxhunter public house at night, more so now that pubs and clubs can stay open longer hours (under new proposed laws coming in 2023). This will put at risk

residents, property and patrons of the public house as they are creating a laneway at the back of the development and the rear gardens to some properties backing onto the development from Hermitage Park Estate. This will also open a rat run to the Texaco garage on the N4 Dual Carriageway on one of the busiest Petrol Stations in Dublin, again this is a health and safety issue, young children and older children playing and being teenagers next to the N4 Dual Carriageway

Previous Reason for refusal of development on this land from Chief Executive's Orders:

I think the reasons stated below are still valid reasons for refusing permission for this site regardless of the type of development:

5. The proposed development scale is out of character with the area. Having regard to the design, the excessive height, bulk, scale and massing of the buildings, the proposed development would be visually obtrusive and would adversely impact on the visual amenity of the application site, would seriously injure the amenities of property in the vicinity of the site and the character of the wider area, and would set an undesirable precedent for similar type development in the area and would be contrary to the proper planning and sustainable development of the area.
6. The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the residential and visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.
7. Environmental Health: A report received from the Environmental Health Officer requests additional information. The report notes, "The main concerns from the Environmental Health Department relate to the potential risk of long-term noise exposure due to the sites location on the boundary of the M4 motorway which includes 8 lanes of traffic. The background noise level in this area is likely to be high due to the volume of traffic on these adjacent roads. In addition, the potential for noise disturbance during the construction stages is a concern given the close proximity to the residential receivers".
8. The development proposals which incorporate increased building height do not respond positively to the existing 2-storey residential dwellings immediately abutting to the south and west and is not considered to integrate into or enhance the character of the area.
9. The last reason is the design, it put the loading bays at the back of the proposal rather than at the front this is creating a one-way system around the building, If the loading bays were to the front south west of the development (close to existing entrance) this would lead to easier entering and exit from the proposed site and this would eliminate the need for articulated trucks, rigid trucks and cars traveling to the rear of the building. This would create less noise for the neighbouring community.

In Conclusion I ask SDCC planning department to reject this proposal on the above grounds.

Liam Bartley

Mr. Liam Bartley
5, Hermitage Gardens
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,

M. Crowley

for Senior Planner
Lean muid ar Facebook, Twitter, YouTube
deisighdoshraíd.ie - fixyourstreet.ie