

82 Hermitage Road
Lucan
Co. Dublin

6th November 2022

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

Dear Sir/Madam,

I, Paul Donnelly, 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 6^h, 2022.

I strongly object to the proposed development based on the observations and grounds detailed below:

1. Removal of existing amenity and impact on security
2. Negative visual impact

1: Removal of existing amenity and impact on security

The proposed installation of a pedestrian entrance through Hermitage Gardens will remove the existing amenity for residents of Hermitage Park, a private housing estate which adjoins the site. This gate would enable access via the pedestrian footpath at the back of the warehouse to the Foxhunter pub and restaurant (as detailed in the proposed ground floor plan) affecting security and increasing the possibility of antisocial behaviour in the Hermitage Park estate.

The pedestrian entrance in the proposed development has the potential to make Hermitage Gardens (and the surrounding streets) the default car park for the pub and restaurant's patrons and the warehouse workers travelling from the west and south of the site, thereby increasing the volume of traffic in this area. An increase in traffic and parking congestion would substantially negatively impact the safety of the estate's roads and intensify the traffic problems for current residents driving into and out of this quiet estate.

2: Negative visual impact

With a height of over 13.5 metres the proposed warehouse structure in terms of bulk, mass, height, scale, and design would be overly dominant in the skyline of the existing 1 and 2 storey houses surrounding it. This would result in an intrusive form of development. It would be overbearing to my house, those of my neighbours and other very long-established residential estates in the environs. This would be seriously detrimental to our residential and visual amenity.

I would be obliged if you would consider the above in your assessment of the planning application. I enclose proof of payment of the €20 fee (Receipt T4/0/722764).

Yours faithfully

A handwritten signature in black ink, appearing to read "Paul Donnelly". The signature is written in a cursive style with a large initial 'P' and a long, sweeping tail.

Paul Donnelly

Mr. Paul Donnelly
82, Hermitage Road
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,


for Senior Planner