

Emer
HIGGINS TD



Planning Department
South Dublin County Council
Tallaght
Dulin 24

7th November 2022

Ref: SD22A/0382 application by Jogor Point Ltd re Lands South Side of Lucan Road, Ballydowd & abutting Hermitage Gardens, Ballydowd, Lucan, Co. Dublin

I write to make a submission in relation to SD22A/0382 for the construction of a) metal clad warehouse 3,072 sqm, 13.58m high; b) a single-storey 2.9m high ESB substation of 14sqm; c) the widening of the existing vehicular/cycle entrance to The Foxhunter 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.

Please find attached proof of payment of the relevant fee.

This site is zoned RW (Retail Warehouse) and I fully believe that this site is suitable for development of commercial activity in this industry and should be developed, and developed appropriately. A number of concerns raised with me by local residents need to be addressed in any planning applications for this site. They are:

1. Height and scale
2. Traffic management
3. Activity on the site
4. Impact on residents

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Height and Scale

Many residents feel that a 13.58m high 3,000sqm metal clad warehouse represents over intensification of this site, particularly when combined with an ESB substation. 13.5m represents the equivalent of four and half storey's in residential terms and the homes in this area are two storey. The height is therefore out of keeping with the residential neighbourhood directly adjacent to the site and contrary to the planning guidelines set out in the County Development Plan.

Traffic Management

This site is zoned for retail warehousing, but this planning application proposes a logistical warehouse which suggests a distribution centre. Such a facility would have a much greater impact on traffic than retail warehousing. I would ask that fuller traffic management surveys be carried out specific to the impact of HGV traffic, given that access is via a minor slip road off a national route.

Activity on this Site

The facility being proposed may be more appropriate for sites with the zoning EE (Enterprise and Employment). This site, in both the current South Dublin County Council Development Plan adopted this year, and the previous County Development Plan (2016-2022), was zoned RW for retail warehousing.

The applicant clearly states that their application is not for retail warehousing, they claim the site was recently "redesignated" and go on to share their opinion that the site is infact not suitably zoned. Zoning is a matter for elected County Councillors and the Office of the Planning Regulator and not a matter for the applicant. Furthermore it is of public record that this site has not been recently "redesignated" and has in fact been zoned RW for seven years.

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Impact on Residents

There is a proposed pedestrian and cycle entrance through the established residential cul de sac of Hermitage Gardens. This seems unnecessary to the development of the distribution warehouse and there is no explanation as to why this planning application would require it.

It is the view of residents that breaking through their cul de sac would disturb their quiet neighbourhood through noise and noise disturbance.

I hope you will take into account the concern raised with me by residents when deliberating on this planning application.

Many thanks,

Emer Higgins TD,
78 The Orchard,
Lucan,
Co. Dublin

Deputy Emer Higgins, TD
78, The Orchard
Lucan
Co. Dublin

Date: 09-Nov-2022

Dear Deputy,

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 Pleanala 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

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