

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

303 Beech Park
Lucan
Co. Dublin
K78 PY97

8 November 2022

RE: Planning application SD22A/0382

Dear sir / madam,

We, Donal and Tessa Curran, live in Lucan and would like to submit an objection to the planning application, SD22A/0382 made by Jogor Point Ltd with regard to lands adjacent to Foxhunter, Ballydowd, Lucan, Co Dublin, as submitted on October 6th, 2022. We include a copy of the receipt for the €20 fee paid in this document.

We would like the following reasons to be considered in the review of this application.

1. Zoning:

The land for this proposed development is currently zoned Retail Warehousing (RW). The application seeks to provide a logistical or distribution warehouse for storage only with no retail element.

2. Scale of the development:

The proposal in its current scale is excessive and unsuitable for the application site. The proposed development reaches a height of 13.575m which is much taller than surrounding properties. As such, the proposed development is considered to be out of context with the local community and surrounding buildings.

3. Protection of residential amenities

The proposed development would directly affect the residential amenities of the surrounding properties and the wider Lucan area, which will be severely affected if this development was to go ahead.

- a. **Safety:** The proposed pedestrian access route is onto a quiet cul-de-sac with a green area where children play. It also opens beside a play school where children as young as three years old attend daily. Opening the wall, even for pedestrian access increases the safety risk of children going into the warehouse area and increases their access directly to the N4. There is no plan to monitor or police the area so we believe it would therefore lead to an increase in anti-social behaviour.
- b. **Increase noise and late-night disturbances:** A pedestrian entrance from a public house into a mature residential neighbourhood will increase noise and late-night disturbances from

people leaving the public house as late as 12.30am. There is also potential for an increase to noise levels from the work in the warehouse which isn't detailed in the application.

- c. **Traffic:** Additional vans and trucks entering and leaving a warehouse of this size will significantly increase the traffic on the N4 and in the area. Previous applications for an entry or exit onto the N4 for these lands were declined by South Dublin County Council based on the endangerment of public safety by way of traffic hazard or obstruction of road users.
- d. **Public Transport:** The Bus Connects proposal includes a cycle lane through the other end of Hermitage Park so permeable access through Hermitage Gardens is not needed. The Bus Connects proposal also includes a compulsory purchase order for a section of the lands associated with this application however this isn't accounted for or considered in the application.

4. Visual Impact:

The proposed development will have a profound impact causing the view of the area to be entirely altered, obscured and affected. The proposed development would block current views, impede sunlight and increase artificial light in the surrounding dwellings, which are one or two-storey in height.

5. Inadequate Information

The applicant has not furnished details on the occupant of the warehouse, nor any details on the intensity of the use. The Planning Report which accompanies this application describes the unit as a 'logistical warehouse' and the Transportation Assessment noting that the proposed use would be a distribution warehouse. A logistics unit would also generate more large vehicle traffic than a retail warehouse facility which would involve cars and vans, similar to the traffic currently associated with the Foxhunter Public House. Inadequate information on the proposed use also means that it is impossible to tell what the hours of operation for the unit would be. Late night or early morning operations would impact the local residents through increased noise and increased artificial light.

In conclusion, we feel that this application must be refused for all of the reasons outlined in this submission and ask you to seriously consider this in your deliberations.

Regards,
Donal and Tessa Curran

Donal & Tessa Curran
303, Beech Park
Lucan
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**