

**From:** lorrainepkavanagh@gmail.com <lorrainepkavanagh@gmail.com>  
**Sent:** Tuesday 8 November 2022 21:53  
**To:** LUPT - Planning Submissions <planningsubmissions@SDUBLINCOCO.ie>  
**Subject:** Objection to planning application reference SD22A/0382

Dear Sir / Madam,

I, Lorraine Kavanagh, of 11 Hermitage Crescent, Lucan, Co Dublin, K78VX24 am writing in relation to planning application number SD22A/0382, made by Jogor Point Ltd, with regard to lands adjacent to Foxhunter, Ballydowd, Lucan, Co Dublin, as submitted on October 6<sup>th</sup>, 2022.

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

### **1. Zoning.**

Under the County Development Plan, this site is zoned for Retail Warehousing. However, the proposed development plans to build a logistics / distribution warehouse covering 3972sq.m, and a height of 13.575m. This is not listed as permissible or open for consideration within the RW zoning and does not include any retail outlets.

### **2. Scale and size.**

The scale and size of the proposed development is excessive . The surrounding area is mostly residential, two storey dwellings. The bulk, mass, height, scale and design of the proposed structure would be completely out of character for the area and would have a negative, overbearing visual impact on the properties in Hermitage Park Estate. It will also result in overshadowing, loss of privacy and loss of sunlight to our homes and gardens.

Retail outlets of a smaller scale, which would be in keeping with the adjacent properties, would be a more suitable option for this site.

### **3. Traffic & Noise Levels.**

This plan does not include who the occupants are likely to be. Therefore, it is not clear what overall disruption is likely to occur. However, by its nature, a logistical warehouse is likely to generate heavy goods vehicles moving in and out of the site thus, having a negative impact on traffic in the area. Again, it is possible to speculate that such a premises could potentially operate during the night or early hours of the morning, resulting in unacceptable noise levels to the quiet surrounding residential estates of which Hermitage Park Estate is the closest.

### **4. Access, Safety and Security**

It is proposed that a pedestrian entrance to this site be provided through Hermitage Park Estate in order to allow access, via a passageway, to the warehouse and the adjoining

Foxhunter Pub / Elephant and Castle Restaurant. This entrance would be provided by removing a boundary wall through the cul-de-sac at Hermitage Gardens.

This is totally unacceptable. The boundary walls in Hermitage Park provide a means for our children to play safely. A passageway could result in children wandering onto the site which could be harmful to their well-being.

Currently, the site for the proposed development is being used as an overflow car park for the Foxhunter Pub / Elephant and Castle Restaurant. The loss of car parking facilities could result in people from outside the area parking within the estate and using the proposed pedestrian entrance. Hermitage Park could not bear additional parking levels. Additional traffic would further result in making it unsafe for the children who play on the green area at Hermitage Gardens.

Additional foot traffic through the estate from people leaving the pub / restaurant late at night, would mean increased noise levels and disturbances to the residents of this quiet estate.

In addition, this passageway, which is to the rear of the premises, and not visible from the main road, would not be adequately monitored. This could lead to anti-social behaviour in the evening and late at night, causing distress to the residents of Hermitage Park Estate.

### **Summary**

To sum up, I would contend that the R/W zoning outlined in the South Dublin County Development Plan is correct for this site, but any development should be geared more towards retail units which would complement the area.

In addition, any development should not exceed the height of existing dwellings and adjacent businesses neighbouring the site.

Finally, removing the boundary wall at Hermitage Gardens to provide a pedestrian access to the site would cause many safety concerns for our children and a raise a concern for anti-social behaviour. Furthermore, I have been a resident of this estate for over 30 years and have found the two existing entrances, (main entrance off R136 and the access through Hermitage Park / Ballyowen Lane), more than adequate to gain access to the business premises beside the proposed site.

I would be grateful if you would consider the above in your assessment of the planning application. I have attached proof of payment of the €20 fee paid to your office on the 7<sup>th</sup> November 2022 (receipt no. T4/0/722559).

Yours faithfully,

Lorraine Kavanagh

Ms. Lorraine Kavanagh  
11, Hermitage Crescent  
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.sdublincoco.ie](http://www.sdublincoco.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.sdublincoco.ie](http://www.sdublincoco.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