

14 Hermitage Place  
Lucan  
County Dublin  
K78 NX32

8<sup>th</sup> November 2022

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

Dear Sir/Madam,

**RE: Objection to Planning Application ref: SD22A/0382 – Payment receipt reference: T4/0/722729**

I am writing in relation to the planning application SD22A/0382 made by Jogor Point Ltd with regards to lands adjacent to Foxhunter Pub, Lucan Road, Ballydowd, Lucan, Co. Dublin as submitted on October 6<sup>th</sup>, 2022.

I wish to object to the proposed development and would ask you to review the basis of my objection below.

#### Observations and Objections

1. The development is over-scaled and out of character with the area. The proposed development reaches a height of 13.575m which is much taller than surrounding properties.
2. The proposed development by virtue of the bulk mass, height, scale, design and physical dominance would result in an intense overdevelopment of the site, would be seriously injurious to the visual amenity of the area and to the amenities of the properties in the vicinity.
3. A proposed pedestrian entrance through Hermitage Gardens will remove existing amenity to residents of Hermitage Gardens and Hermitage Park affecting security and increasing the possibility of anti-social behaviour.
4. There are insufficient occupant details which means it is difficult to understand the plans and extent of the possible disruption. The supporting Planning Report notes that the proposed use would be a “logistical warehouse” and the Transportation

Assessment noting that the proposed use would be a distribution warehouse. This is not listed as permissible or open for consideration within the RW zoning designation.

5. New developments should contribute positively to the character, appearance, environment, services, infrastructure of the wider surrounding area and their established communities and should be suitable in terms of height and scale. It should have a positive impact on the local character, improve infrastructure and not create further problems. However, this proposed development fails to achieve this due to the height, scale, design and density and obvious negative impact and pressures it will have on residents, infrastructure, environment and services.

I would be very grateful if you would consider the above points in your assessment of this planning application. I also include proof of payment for the objection.

Yours sincerely,

Pádraig Keane

Mr. Pádraig Keane  
14 Hermitage Place,  
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