

8<sup>th</sup> November 2022

Planning Section,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24.

Valerie & Robert Smith  
46, Hermitage Road,  
Lucan,  
Co. Dublin.  
K78XK76

Dear Sir/Madam,

We Valerie & Robert Smith are writing in relation to Planning Application No. SD22A/0382 made by Jogor Point Ltd with regard to lands adjacent to The Foxhunter Pub, Ballydowd, Lucan, Co. Dublin, as submitted on the 6<sup>th</sup> October 2022.

We wish to object to the proposed development of a warehouse based on the following observations :-

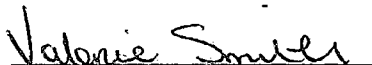
1. The proposed development is over scaled and out of character with the area. The height of the unit is 13.575m which is way higher than the surrounding houses (2 storey homes ) and the Foxhunter Pub /Restaurant next door which is a one storey building.
2. There will be a loss of light and overshadowing to the nearby homes / gardens.
3. The proposal to knock through to residential Hermitage Gardens for a pedestrian entrance from a warehousing facility seems totally unnecessary and could possibly affect security and bring anti-social behaviour into the existing cul da sac and housing estate.
4. A warehouse or logistics unit will generate a large volume of trucks and vehicles collecting and delivering goods from early morning to late at night which can cause an increase in noise and pollution for neighbouring homes.

We feel this proposed new development would not have a positive effect for the neighbouring residential homes and we would be grateful if you would consider the above in your assessment of the planning application.

We attach a copy of Receipt No. T4/0/722760 - Re: Paid Planning Objection Fee.

Thanking you,

Yours Faithfully,



VALERIE SMITH



ROBERT SMITH

Encl.

Valerie & Robert Smith  
46 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 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](http://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](http://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

for Senior Planner