

Planning Section  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24  
D24A3XC

Michelle Whelan  
1 Hermitage Gardens  
Lucan  
Co. Dublin

8<sup>th</sup> November 2022

**REF: Planning Objection – SD22A/0382**

Dear Sir/Madam,

I, Michelle Whelan, am writing to you in relation to planning application number SD22A/0382 made by Jogor Point Ltd regarding lands adjacent to Foxhunter, Ballydowd, Lucan as submitted on October 6<sup>th</sup>, 2022.

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

- 1) The scale of the proposed development is over scaled and out of character with the area. The proposed development reaches a height of 13.58m which is much taller than the surrounding properties including my own which is extremely close to the new development.
- 2) There will be significant loss of residential amenity to all surrounding properties in the vicinity of the development. This will result in a negative visual impact associated with the development, the loss of privacy resulting from loss of light, overshadowing and an overbearing impact arising from the proposed structure.
- 3) The proposed development by virtue of the bulk mass, height, scale and design and physical dominance would result in an intense overdevelopment of the site.
- 4) A pedestrian entrance through Hermitage Gardens will remove the existing amenity to residents of Hermitage Gardens and Hermitage Park affecting security and increasing the possibility of anti-social behaviour in a quiet community. It also risks the area being used as a car park for commuters to access bus routes through the estate.

I would be grateful if you would consider the above in your assessment of the planning application. I have enclosed overleaf proof of payment of the €20 fee (Receipt No. : T4/0/722717).

Yours Sincerely,



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**Michelle Whelan**

Ms. Michelle Whelan  
1 Hermitage Gardens,  
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**