Planning Section Little Folk Preschool

South Dublin County Council 3 hermitage Garden

County Hall Lucan

Tallaght Co. Dublin

Dublin 24 06/11/2022

D24A3XC

Dear Sir/Madam,

I, Helena Goodwin from Little Folk Preschool 3 Hermitage Garden Lucan, write 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 in October, 2022. I wish to object to the proposed development. My objection is based on the following observations and grounds:

1. **Proposed Pedestrian access:**

I operate a sessional early year’s education facility that has been in operation safely since 1999 adjacent to the boundary wall (Hermitage Garden), that has been proposed as access to this development. This facility was approved by the Planning Authority back in1999 (See Planning Ref. No: S99A/0615). We cater for very young children aged between two years eight months and five years old. Granting permission for pedestrian access through this quiet cul-de-sac would have a negative impact on the safety of the children accessing the preschool. It would provide young children with access to the N4. See diagram below indicating the position of the preschool in relation to the proposed new vehicular access point. Red x denotes preschool. Black circle denotes proposed pedestrian access.

Diagram

Description automatically generated

As residents, we have strived since the inception of our estate over thirty years ago to provide our children with as safe an environment as possible to grow and flourish within a secure and happy childhood with free safe access to all areas. After all our hard work as residents it would be disappointing to see this proposed pedestrian access being considered as it will prove to be detrimental in destroying this safe enclosed cul de sac for all our children who reside here. This pedestrian entrance through the current cul-de-sac road will give children access to the N4 in one direction and towards the Foxhunter pub in the other. Historically these types of “unmanaged rat runs” give rise to anti-social and affecting security making them totally unsafe. This proposal would create a hazardous environment for all residents, especially our children.

This proposed pedestrian entrance is positioned at the very end of our driveway and as such would be problematic for accessing our property safely. It is our opinion that the only person that would gain from the granting of a pedestrian entrance would be the owner of the Foxhunter pub, Wow Burger and Elephant and Castle who are also the developers of this site.

1. **Traffic:**

The proposal seeks to provide access to the site from the current vehicular access to the northeast of the site, an access which currently serves the Foxhunter pub. It is proposed that all traffic leaving the Foxhunter Pub, Wow Burger and the Elephant and Castle as well as the new proposed warehouse, along the southern and western boundaries to exit at the new access point. The east-west road will be located to the rear of private gardens of existing dwellings along Hermitage Road. The regular use of this road would reduce amenity of these spaces by way of noise and air pollution and there is also potential for light overspill depending on tree and hedgerow conditions. The residential amenity of residents will be negatively impacted by this proposal.

1. **Height and Scale:**

The scale of this proposed development is completely out of context with the surrounding environment which comprises of two-story homes. We have lived in our home directly adjacent to the proposed development for over twenty years and this development would contravene the approach to building heights in the county development plan 2022-2028. The proposed development reaches a height of 13.575m which is much taller than our surrounding two-story properties making it out of context in terms of height.

1. **Loss of Amenity:**

Further consideration must be given to the many residents who will be mainly affected by this development. At present Hermitage Garden is a quiet secluded area. Residents on Hermitage Road enjoy a non-overlooked environment.

There will be a significant loss of residential amenity to all surrounding properties in the vicinity of the development. This will result from the 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. 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.

In conclusion, I fully support the principles of proper planning and sustainable development both generally and in relation to my own neighbourhood. The proper application of these principles requires that the current application be refused. It is an inappropriate and unsuitable proposal for this site, by reason of its nature and scale. The arguments put forward on behalf of this opportunistic planning application which seeks to sacrifice local and residential amenity in order to maximise financial gains are totally unacceptable and I ask that you consider my above assessment of the planning application to uphold my case against the proposed development, which in its current form will undoubtedly undermine the amenity and all aspects of living in our residential estate.

I have enclosed proof of payment of the €20 fee state receipt number or include scan of receipt. Receipt no ; T4/108470/722530

Yours sincerely

***Helena Goodwin***

Helena Goodwin

***Owner Little Folk Preschool.***