

Sent: Tuesday 8 November 2022 11:06

To: LUPT - Planning Submissions <planningsubmissions@SDUBLINCOCO.ie>

Subject: Planning adjacent Foxhunter

Planning section
South Dublin County
County
Hall
Tallaght Dublin 24

8 Hermitage Gardens
Lucan

Co Dublin
Date 8 November 2022

Senior Planning Officer

Dear Sir/Madam

I Patrick Gunning 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 on October 6th 2022

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

1. A 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 behavior, it may also turn Hermitage Gardens and Hermitage Park into an overflow car park for both this new development and the Foxhunter pub.
2. The proposal seeks to provide an entrance to allow permeability from the private housing estates which adjoin the site, through the warehousing premises, the Foxhunter pub and the Texaco 24 hour Shop and Deli. This passageway would not be adequately surveilled and would be a concern that this would give rise to anti-social behavior in the evenings and late nights.
3. New developments should contribute positively to the character, appearance, environment, services and 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 local character and improve infrastructure and services and not create further problems. However, this design and density and obvious negative impact and pressures it will have on residents, infrastructure, environment and services
4. The scale of development is over scaled and out of character with the Development proposed development reaches a height of 13.575m which is much taller than surrounding properties
5. 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.
6. There will be a significant loss of residential amenity to all surrounding properties in the vicinity of the development, the loss of privacy resulting from, loss of light, overshadowing and an overbearing impact arising from the proposed structure.
7. There are insufficient occupant details which means it is difficult to understand the plans and the extent of the possible disruption.
8. 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 use is not listed as permissible or open for consideration within the site zoning designation.
9. A Logistics unit would also generate more traffic than a warehouse / storage facility so the lack of detail would have subsequent traffic impacts.

I would be grateful if you would consider the above in your assessment of the planning application.
i have enclosed proof of payment of the 20 euro fee
Receipt number: T4/0/722686

Yours Sincerely Patrick Gunning

Mr. Patrick Gunning
8 Hermitage Gardens,
Lucan,
Co. Dublin.

Date: 08-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.

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, 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