



Representing communities in Palmerstown, Lucan, Balgaddy and North Clondalkin

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South Dublin County Council – Planning Department,
County Hall,
Tallaght,
Dublin 24
D24 A3XC

Submission regarding SD22A/0382

9 November 2022

A chara

I am writing to you in respect of planning application SD22A/0382 pertaining to Construction of a) a metal clad single-storey warehouse, of 3072 sq.m, 13.58m high.

I wish to make the following observations:

- The planned development is not consistent with the objective of the Retail Warehousing category. It is unclear whether or not the warehouse will be a distribution or logistical warehouse, and there is no intention expressed in the application that the retail of bulky goods would be intended here. As such, I am not of the view that a distributor warehouse is consistent with the objectives of the RW site.
- I would also observe that the developments at RW-zoned sites are required to be consistent with the character of the area. This is particularly pertinent to this location given that the area is surrounded by two-storey dwellings. A warehouse of this height and magnitude would be out of character. In fact, developments of similar scale and size have been refused on this ground in the past.
- The Development Plan requires that, regard must also be had to the impact of retail warehousing proposals on residential amenity. It is worth pointing out that in previous decisions on this site, both SDCC and An Bord Pleanála have cited loss of residential amenity as grounds for refusing permission on this site when structures of similar size and scale were proposed.

c/o South Dublin County Council, Áras an Chontae, Tallaght, Dublin 24 D24 A3XC

Email: smoynihan@cllrs.sdblincoco.ie | **Telephone:** +353-87-7840898

Facebook: [cllrshanemoynihan](https://www.facebook.com/cllrshanemoynihan) | **Twitter:** [@shanemoynihan](https://twitter.com/shanemoynihan) | **Instagram:** [cllrshanemoynihan](https://www.instagram.com/cllrshanemoynihan) | **TikTok:** [cllrshanemoynihan](https://www.tiktok.com/@cllrshanemoynihan)



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- The need for the pedestrian/cycle access into Hermitage Park is not necessarily justified and would alter the current cul-de-sac. There is no desire line for such a point of access, and there is a history of anti-social behaviour on the site in question. The SDCC development plan requires that with regard to permeability, the planning authority must take account of existing patterns of anti-social behaviour in the removal of such barriers with due consideration of consultation with local residents where need is evident or expressed.”
- Traffic impact would be heightened considerably by a logistical/distributor warehouse, especially in that it would introduce a large amount of heavy good traffic into the area.
- New developments should impact positively on the character of the local area. There are no aspects of this development that would appear to enhance the local area, in terms of character or amenity. I would also respectfully observe that there has been no effort to engage with the community on the proposed development on this site.
- The planned development would also appear to be inconsistent and in conflict with planned developments as part of the BusConnects proposals for the Lucan-City Centre Core Bus Corridor, specifically the extension of the bus lane at the Foxhunter.

I trust that the above is in order and note that submissions made by public representatives are exempt from the €20 fee.

Is mise le meas

Cllr Shane Moynihan

c/o South Dublin County Council, Áras an Chontae, Tallaght, Dublin 24 D24 A3XC

Email: smoynihan@cllrs.sdublincoco.ie | **Telephone:** +353-87-7840898

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