



Cllr. Liona O'Toole Independent Councillor for Lucan

10 Brookfield, Finnstown Abbey, Lucan, Co. Dublin, K78YE28
0872795274

www.lionaotoole.com www.facebook.com/cllrlionaotoole
twitter.com/LOTOoleLucan

www.instagram.com/lotoole2019/

Planning Section
South Dublin County Council
County Hall
Tallaght
Dublin 24
D24 A3XC

Date 09.11.22

Re: **Submission on Planning Application Reg. Ref. SD22A/0382**

Dear Sir/Madam,

I wish to make an observation to the following planning application, as both a local public representative for the Lucan area and as a resident.

Reg. Ref.: SD22A/0382

Applicant: Jogor Point Ltd

Address: Lands South Side of Lucan Road, Ballydowd & abutting Hermitage Gardens, Ballydowd, Lucan, Co. Dublin

Proposal: The construction of a) a metal clad single-storey warehouse, of 3072 sqm, 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 145qm ; c) the widening of the existing vehicular/cycle entrance to The Foxhunter 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 no. carparking spaces and 16 no. bicycle spaces.

I am aware that observations are been submitted by local residents and they have raised very valid reasons, which I fully support.

The area is zoned 'RW' retail warehousing, and the applicant makes reference to the current retail warehousing on the opposite side of the N4 (namely Woodies) and although the applicant attempts to make comparison and justify the proposed building they have within their application, their proposal does not appear to be in keeping with the zoning objectives. What appears to be proposed is an oversize building, not in keeping with character and its surrounding, it's clear there will be always overshadowing in parts. The business they propose would only create a very small number of employment opportunities, much in line with the concept of a data centre, extremely large building, small employment. The Lucan area needs the opposite, one that a RW, such as Woodies, would provide much higher numbers in employment.

The traffic implications have been reported on many occasions and detailed in a number of submissions sent in by the residents which I fully support.

There are attempts to create permeabilities within the existing housing estates joined to the proposed lands and this practice to change the layout of housing estates and break into their amenities and open spaces should not be accepted.

The Lucan area needs additional employment opportunities, more suited to small to medium enterprises, and one that reduces the creation of additional HGV traffic, avoids the loss of light to homeowners, avoids breaking into existing housing estates by way of permeabilities, and this planning application is not the right type of business to achieve any of this.

To conclude I respectfully request that the observations provided above and in other submissions made will be considered when evaluating this planning application.

Kind regards,

Cllr. Liona O'Toole
Independent Councillor for Lucan



Mobile:0872795274 www.lionaotoole.com | www.facebook.com/cllrlionaotoole
twitter.com/LOTooleLucan
www.instagram.com/lotoole2019/

Designated Public Official under the Regulation of Lobbying Act, 2015 (details available on www.lobbying.ie)