

Sent: Tuesday 8 November 2022 12:53

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

Subject: Fwd: Planning objection for application number SD22A/0382

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35 Hermitage Road

Lucan

Co Dublin

Planning Section

South Dublin County Council

County Hall

Tallaght

Dublin 24

D24 A3XC

8th November 2022

Re: planning application number **SD22A/0382**

Receipt no: T4/0/722716

Dear Sir/Madam,

I, Genevieve Hennessy, 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. The scale of development is oversized and completely out of character with the surrounding residential area. The proposed development reaches a height of 13.575m which is much taller than surrounding properties. This will result in a negative visual impact associated with the development, the loss of privacy, loss of light, overshadowing and an overbearing impact arising from the proposed structure.
2. 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.
3. The proposal seeks to provide a gate to allow permeability from the private housing estates which adjoin the site, through the warehousing premises, and to the Foxhunter pub. This particular aspect of the application is incomprehensible since it has nothing

whatsoever to do with the application for a “logistical warehouse”. Anyone wishing to walk to the Foxhunter from Hermitage Park already have two means of access, one via Ballydowd Road and the other through Hermitage Park. Hermitage Park residents do not want or need a pedestrian entrance through Hermitage Gardens. Not only would it would remove the safety and security for children and pets currently being enjoyed by residents on that section of the estate, it would negatively affect the safety and security of Hermitage Park as a whole and increase the possibility of criminal and anti-social behaviour.

4. The supporting Planning Report notes that the proposed use would be a ‘logistical warehouse’ which is not listed as permissible or open for consideration within the RW zoning designation. There are insufficient details in the application which means it is not possible to envisage their plans and the extent of any possible disruption. No details are given regarding the working hours of the proposed business nor the size of trucks coming in or out of the facility which obviously would have an impact on the peace and tranquillity currently being enjoyed by residents adjacent to the site.
5. A logistics unit would generate more traffic than a warehouse / storage facility which would have subsequent traffic impacts. The increased traffic onto the slip road from the “logistical warehouse” would prove hazardous as it will add enormously to the already heavy traffic feeding off the N4 at that junction at peak times.

I would be grateful if you would consider the above in your assessment of the planning application.

Yours sincerely,

Genevieve Hennessy,

Mark Kehoe,

Daniel Kehoe and Kelly Kehoe

Genevieve Hennessy, Mark, Daniel & Kelly Kehoe
35, Hermitage Road
Lucan
Dublin

Date: 10-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.sdblincoco.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.sdblincoco.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**