

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

Damien and Catherine Dunne  
22 Hermitage Gardens  
Lucan  
Co. Dublin

Date: 08/11/2022

**Objection fee Payment Receipt No. - T4/0/722903**

**Ref: SDCC is SD22A/0382, Foxhunter, Ballydowd, Lucan, Co. Dublin**

We write **to object** to the submission in relation to SD22A/0382 made by Jogor Point Ltd. with regard to lands adjacent to the Foxhunter, Ballydowd, Lucan, Co Dublin as submitted on October 6<sup>th</sup> 2022. Our objections are outlined below.

### **Pedestrian Entrance Through Hermitage Garden**

We object to the proposed creation of a pedestrian/cycleway through the Hermitage Gardens cul de sac. The current site is already adequately, easily and safely accessible by foot/bicycle from both the western and eastern boundary of the Hermitage Park estate as well as along the northern boundary of the N4.

The proposed pedestrian/cycleway access from the foxhunter site via Hermitage Gardens would greatly affect security within the estate, increase the possibility of anti-social behavior, increase noise levels and general disturbances. It would seriously impact the existing amenity.

The proposed access through Hermitage Gardens will create a real risk for younger residents given the access and proximity to the N4 slip road.

It would create an unacceptable risk for children who play within the estate by opening a walkway/cycleway from a safe play area along Hermitage Gardens through to a Retail/Warehouse Site where traffic movements would increase further in terms of cars and trucks resulting from the proposed development.

A cycleway is unnecessary given 1) the number of cyclists that move along the N4 boundary to the Foxhunter site is miniscule and 2) such cyclists can, in any event, easily access the Foxhunter Site or Hermitage Park from the Eastern boundary along Ballyowen Lane or via the existing route along the Western Boundary of the Hermitage Park estate easily and safely.

The proposed walkway/cycleway is intended to encourage movement to/from the Foxhunter or adjacent Texaco site via Hermitage Gardens which is unnecessary given existing access points to these locations along the western or eastern boundary. The intent will only serve to compound the impact of increased risk, security, noise, general disturbance and loss of amenity within the estate.

The precedence of refusing permission associated with breaching the wall on Hermitage Gardens exists.

## **Zoning**

The supporting Planning Report notes that the proposed use would be for a *Logistical Warehouse* and the Transport Assessment Report notes the proposed use as a *Distribution Warehouse*. In this context the application is contradictory to the zoning of the site **and should therefore be refused.**

## **Scale Of Over-Development**

The proposed development by virtue of the bulk, mass, height, scale, design and physical dominance would result in an intense over-development of the site, would be seriously injurious to the visual amenity of the area and to the amenities of the properties in the vicinity. The height of the proposed development at 13.56m is much taller than surrounding properties and is overbearing.

**We ask that the proposed Development as noted in SD22A/0259 be refused.**

Yours Sincerely

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Damien & Catherine Dunne

**Damien & Catherine Dunne**  
22 Hermitage Gardens,  
Lucan,  
Co. 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](http://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](http://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