

5 Hermitage Valley

Lucan

Co Dublin

9<sup>th</sup> November 2022

Planning Section

South Dublin County Council

County Hall

Tallaght

Dublin 24

D24 A3XC

### **Objections on Planning Application SD22A/0382**

Dear Sir/Madam,

I wish to make the following objections on planning application ref **SD22A/0382** made by Jogor Point Ltd with regard to land adjacent to the Foxhunter, Ballydowd, Lucan, Co Dublin as submitted on October 6<sup>th</sup>, 2022.

#### Height & Scale of Proposed Development:

A 13.58m high 3,000sqm metal clad warehouse represents over intensification of the site, particularly when combined with an ESB substation. 13.5m represents the equivalent of four and half storeys in residential terms and the homes in this area are two storey. The height is therefore out of keeping with the residential neighbourhood directly adjacent to the site and contrary to the planning guidelines set out in the County Development Plan.

#### Traffic Management:

This site is zoned for retail warehousing, but this planning application proposes a logistical warehouse which suggests a distribution centre. Such a facility would have a much greater traffic impact. Fuller traffic management surveys should be carried out specific to the impact of HGV traffic, given that access is via a minor slip off a national route.

#### Activity on this Site:

The facility being proposed is more appropriate for sites with the zoning Enterprise and Employment. This site however was zoned for Retail Warehousing for seven years. The applicant should adhere to the designated zoning.

#### Impact on Residents:

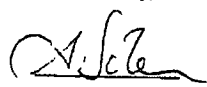
There is a proposed pedestrian and cycle entrance through the established residential cul de sac of Hermitage Gardens. This seems unnecessary to the development of the distribution warehouse and there is no explanation as to why this planning includes such a request.

As a resident, there is a concern that this would disturb this quiet cul de sac, leading to noise and noise pollution as well as potential anti-social behaviour in the evenings and late nights.

In conclusion, I respectfully request that my concerns be considered when reviewing this application and urge refusal of permission.

Please note that the prescribed fee of €20 has been paid to SDCC, the receipt number being: T4/0/722704. I am including a copy of the e-mail as received from SDCC as proof of same.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Siobhan', with a long horizontal flourish extending to the right.

**Siobhan Nolan**

Ms. Siobhan Nolan  
5 Hermitage Valley  
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.sdublincoco.ie](http://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](http://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