

Sent: Wednesday 9 November 2022 14:51

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

Subject: SD22A/0382 - Joyce & Brian Flynn

Planning Section
South Dublin County Council.
County Hall.
Tallaght.
Dublin 24.

3 Hermitage Way
Lucan
Co Dublin
K78N6F3

November 8, 2022

Dear Sir/Madam

We, Joyce and Brian Flynn write in relation to planning application number SD22A/0382 made by Joger Point Ltd with regard to lands adjacent to Foxhunter, Ballydowd, Lucan, Co Dublin, as submitted on October 6th 2022.

We wish to object to the proposed development. My objection is based on the following observations and grounds.

1. There are insufficient occupant details which makes it impossible to understand the plans and the extent of the possible disruption. There could be refrigerated trucks with their engines running through the night, entering and leaving at all times of the day and night.
2. The supporting planning report notes that the proposed use would be a 'logistical warehouse' and the Transportation Assessment noting that the proposed use would be a distribution warehouse. This use is not listed as permissible or open for consideration within the RW zoning designation.
3. The development is over scaled and out of character with this residential area. The development will be very much taller than the surrounding residential properties reducing natural light, loss of privacy, overshadowing and an overbearing visual impact due to its bulk mass.
4. The proposed development by virtue of the bulk mass, height, scale, design and physical dominance would be seriously injurious to the value of the residential properties surrounding it ie. our homes.
5. Hermitage Gardens will no longer be a quiet cul de sac. The proposed development will remove the privacy and existing amenity of the residents affecting their parking facilities, security and increasing the possibility of antisocial behaviour.
6. We have no idea what the proposed warehouse use will be or how many people will be employed. There is a small allowance for parking on the plans with the possibility of forcing employees to use Hermitage Gardens and the surrounding estate for parking and then entering the warehouse by the proposed pedestrian entrance. The extra traffic would raise safety issues for all residents and add further pressure to an already busy traffic lights at the entrance to the Hermitage Estate.

We would be grateful if you would consider the above points in your assessment of the planning application. I have enclosed proof of payment of the €20 fee (receipt number T4/0/722850).

Yours sincerely

Joyce Flynn

Brian Flynn

Joyce & Brian Flynn
3 Hermitage Way,
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.

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