

**Sent:** Wednesday 9 November 2022 15:08

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

**Subject:** Fwd: OBJECTION TO PLANNING APPLICATION SD22A/0382

**From:** Orange And Ferris Solicitors <Info@orangeandferrissolicitors.ie>

**Date:** 9 November 2022 at 15:06:50 GMT

**To:** [lordtiger@gmail.com](mailto:lordtiger@gmail.com)

**Subject:** OBJECTION TO PLANNING APPLICATION SD22A/0382

Senior Planning Officer  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24  
D24 A3XC

Sean & Loraine Tighe  
36 Hermitage Road  
Lucan  
County Dublin  
K78KP99

#### **PLANNING REFERENCE SD22A/0382**

We, Sean & Loraine Tighe, write in relation to planning application number SD22A/0382 made by Jogor Point Ltd with regard to lands at the Ballyowen/Lucan Exit (Exit 3) from the N4 and adjacent to The Foxhunter, Ballydowd, Lucan, County Dublin, as submitted on 6 October 2022.

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

1. The supporting planning report with application SD22A/0382 notes that the proposed use would be a "logistical warehouse" and the transportation assessment notes the proposed use as a "distribution warehouse". This use is not listed as permissible or open for consideration within the RW zoning designation. Given the scale of the development, a considerable amount of traffic will be generated, i.e., Heavy Goods Vehicles entering and exiting the site onto the Ballyowen/Lucan Exit. There is already substantial traffic along Exit 3 travelling in and out of the Texaco Garage and the Foxhunter Restaurant together with buses covering 8 routes from Dublin City Centre and the road becomes quite congested during morning and evening rush hours. It is unclear from the application what vehicles and/or size of vehicles will be coming and going from this proposed distribution warehouse.
2. The scale of the development is overscaled and will dominate the housing estate to the rear of the site as well as the adjacent shop and restaurant as the proposed height is 13.575m. It will be a visual eyesore as well as blocking light to the neighbouring family homes and depriving the residents of their privacy.
3. A pedestrian entrance through Hermitage Gardens will affect security for the residents of Hermitage Park Estate and for the children that play on the green area which is close to the proposed pedestrian entrance. It also increases the risk of anti-social behaviour which is a presently a problem in Hermitage Park which is located on the opposite side of the estate.

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

Proof of payment of the €20 fee – receipt number T4/0/722940

Yours faithfully

SEAN TIGHE  
LORAIN TIGHE

Sean & Loraine Tighe  
36 Hermitage Road,  
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

Lean muid ar - Follow us on  
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