



The Senior Executive Officer,
Roads and Traffic Department,
South Dublin County Council,
County Hall,
Town Centre.
Tallaght.
Dublin 24

7th September 2010

Re: Submission to Part 8 procedure for the development of a Salt Barn on the Old Lucan Rd by South Dublin County Council.

As immediate neighbours of the proposed facility, The Ballymore Group, of Fonthill House, Old Lucan Rd. wishes to make the following submission to the above referenced Part 8 Procedure. While Ballymore appreciates that the Council has a responsibility to maintain the roads of the county and that the proposed development is intended to facilitate that responsibility, it is concerned that the proposed development be integrated as discretely as possible into the surrounding landscape so as to minimise its visual impact.

We note that it is an objective of the Development Plan to preserve the view from the N4 to the north at this location (across the subject site) and that the lands are zoned 'G; To Protect and Improve High Amenity Areas'. While 'public services' are open for consideration in this zone, we believe that it is incumbent on the Council to ensure that such development respect the zoning and protected view objectives of the Development Plan as far as possible.

In this regard we are concerned that the specified Kingspan colour 'Petra', which appears to be a shocking pink in the Kingspan brochure, will be a particularly garish and unsightly feature of the proposed development. We suggest a more neutral colour such as Kingspan's 'Moorland Green' or 'Wedgwood Blue' would blend more discretely into the landscape.

We are also concerned about the extent of the proposed screen planting. The drawings on public display do not appear to take into account the steep changes in gradient, particularly to the south of the site, where the proposed development will be particularly visible from the slip road onto the N4. We suggest that a more generous screen planting buffer would assist in screening the proposed facility. We call on the Council to preserve the existing mature trees to the south of the site. These trees could be reinforced with additional planting of semi-mature native tree species such as Hawthorn.

We also call on the Council to ensure adequate bunding and other measures are in place to prevent accidental spillages from the oil tanks or salt barn from polluting the wider environment and particularly the nearby River Liffey.

We trust the above submission will be taken into consideration by the Council in the further development of the proposed design.

Yours sincerely,

Kieran Rush
Ballymore Group.

BALLYMORE

Fonthill House, Old Lucan Road, Palmerstown, Dublin 20, Ireland

T +353 1 625 9100 F +353 1 625 9150 E infoireland@ballymoregroup.com www.ballymoregroup.com

