

PLANNING APPLICATION
SD 21 A/0202.

ENCLOSED PLEASE FIND:-

- My submission. OBJECTION
- A CHEQUE FOR £20 - TO COVER THE FEE.

THANK YOU

Nick Dyle

Planning Application SD21A/0202

I wish to lodge an objection to the above application on the following grounds.

First:

The site plan does not show the proposed development correctly.
i.e.

Section 3; Woodland Houses: The application is for three sets of semi-detached houses,
Units 6 and 9; units 7 and 10; and units 8 and 11.

The site plan shows two separate units - the first, unit 6 a detached unit and 7 and 8 semi-detached.
The second, unit 9 a detached unit and 10,11 semi-detached.

On the above alone the application should be refused.

Second:

There are two roads proposed. One to service units 2,3,4 and 5.
Another to service the remaining six which will necessitate the destruction of the woodland area.

Third:

The proposed open space, as this development would require, is not shown.

Finally,

there is no boundary shown to the land that will be required by the retention of Rookwood (house).

Noel Doyle,
Apt. 13 Rookwood View,
Stocking Lane.
Dublin 16.

D16 RP 28.

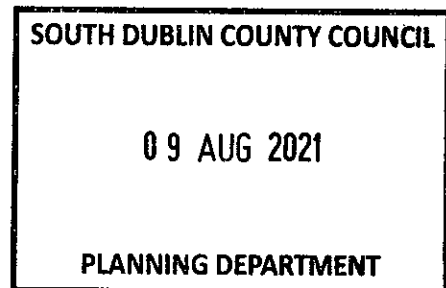
~~1187, 086 8409709~~

Signed:

Noel Doyle

Dated:

6 Aug 2021



Planning Application SD21A/0202

I forwarded a submission on Friday 6th Aug. objecting to the above. It has since been pointed out to me that my reading of the application was incorrect, that units 6 and 9 are detached dwellings not semi-detached as I had assumed.

However, I still have grave reservations about the application. The location of units 6,7 and 8 necessitate the building of a road through the small woodland area and the clearing of a considerable further area.

Again it was pointed out to me that a large number of trees are retained in the development and is highly commendable. Isolated trees, however, do not contribute to the biodiversity of the area, while the woodland, no matter how small, with its undergrowth does constitute a viable ecosystem.

whereas if these units were located to the south west of units 9, 10, and 11 then one road should suffice to service all 11 units.

I don't know if this is a second submission and thus liable to another 20 euro or will be viewed as a correction to the earlier letter. Just in case I'm enclosing another cheque for 20 euro.

Noel Doyle,
Apt. 13 Rookwood View,
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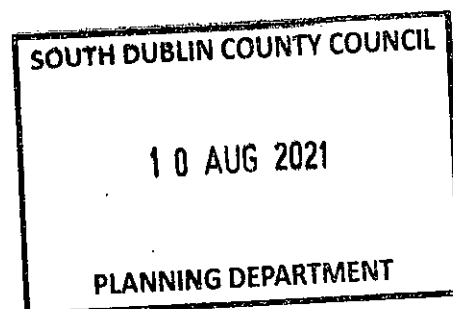
~~01-2021-020209.~~

Signed:

Noel Doyle

Dated:

10th Aug 2021



Mr. Noel Doyle
Apartment 13
Rookwood View
Stocking Lane
Rathfarnham
Dublin 16
D16 RP28

Date: 09-Aug-2021

Dear Mr. Doyle,

Register Ref: SD21A/0202
Development: The setback, widening and relocation of a site entrance northwards along the public road, allowing for improved sight lines and it's repositioning, reordering and construction; a new pedestrian entrance; demolition of small shed/garage structure; filling-in of an existing swimming pool; demolition of a portion of the west flanking courtyard wall to re-establish a historic courtyard entrance (as seen on Historic 6 Inch (1837-1842), Historic 25 inch (1888-1913) maps); construction of 11 residential units located surrounding Rookwood House (protected structure) on it's associated grounds, made up of Section 1: The Gate Lodge consisting of Unit 1, [1.5-Storey two bed, 4 person detached dwelling (83.50sq.m); Section 2: Mews Houses consisting of Units 2, 3 & 4, (two storey three bed, four person terraced dwellings (105.10sq.m) and Unit 5 (two Storey, three bed, six person detached dwelling (138.00sq.m) and Section 3: Woodland Houses consisting of Units 6 & 9 (2.5-storey, four bed, six person detached dwellings (152.00sq.m), Units 7 & 10 (2.5-storey, four bed, six person semi-detached dwellings (152.00sq.m) and Units 8 & 11 (2.5-storey, three bed, six person semi-detached dwellings (125.90sq.m) and maintaining the existing Rookwood house (protected structure) as a residential house, as is; 22 car parking spaces, new pedestrian footpaths, internal road network, detailed landscaping, services and all associated works.

Location: Rookwood, Stocking Lane, Ballyboden, Dublin 16
Applicant: Brenda Weir
Application Type: Permission
Date Rec'd: 20-Jul-2021

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.