

Apartment 9,
Rookwood View,
Stocking Lane,
Rathfarnham,
Dublin 16.

9/8/21

Email: jdonnellymiller@eircom.net

Re: Planning Application No SD 21A/0202 (Rookwood House)

Dear Sir/Madam,

Our names are Brendan and Joan Miller and we are owners/residents in Rookwood View, Stocking Lane, Rathfarnham. It has come to our attention, that there is a planning application for the development of land adjacent to us in Rookwood House (Weir property). We are objecting to this application for the following reasons. In the planning application it states 46 trees will be felled to make room for construction and remaining trees on site will receive remedial treatment but don't know how many in total. That statement is very vague and at the very least an environmental impact assessment should be made.

The proposed development will also increase the volume of traffic using Stocking Lane, which is already suffering traffic overload. We are also objecting to this application as the volume of construction in this area has now reached saturation point.

The following are currently under construction or awaiting planning permission.

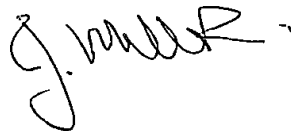
- (1) Augustinian Land, Ballyboden.
- (2) Land adjacent to Prospect Manor on Stocking Lane.
- (3) Stocking Avenue (including supermarket)
- (4) Stocking Wood
- (5) Scholarstown Road. (Formerly Cosgrave land).

The current road infrastructure, will be unable to withstand the increased volume of traffic. There will also be increased noise and air pollution in an already densely populated area. We would therefore ask you to reject this application and refuse planning permission.



Yours faithfully,

Brendan & Joan Miller.



SOUTH DUBLIN COUNTY COUNCIL

11 AUG 2021

PLANNING DEPARTMENT



Brendan & Joan Miller
Apartment 9
Rookwood View
Stocking Lane
Rathfarnham
Dublin 16

Date: 12-Aug-2021

Dear Sir/Madam,

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.

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, 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**