

Michelle Furney

From: sinead lemass <slemass@gmail.com>
Sent: Wednesday 18 August 2021 13:54
To: LUPT - Planning Submissions
Cc: sinead lemass
Subject: observation for planning SD21A/0202
Attachments: Weir planning observation.docx

CAUTION: [EXTERNAL EMAIL] Do not click links or open attachments unless you recognise the sender and know the content is safe.

A Chara,
Please find attached an Observation submission for the Planning application above. Please let me know if sending it by attachment is not ok. Also, I have CCd it to myself just so I know it went.

Regards
Sinead Lemass

Rookwood Lodge,
Stocking Lane,
Rathfarnham,
Dublin 16.

Planning Dept.
South Dublin County Council,
Tallaght,
Dublin 24.

10th Aug. 2021

Planning Application No. SD21A/0202
Applicant: Brenda Weir.
Location: Rookwood, Stocking Lane, D16.
FEE Receipt No. T4/0/682934, see below.

A Chara,

I would like to submit an observation/objection in relation to the planning application SD21A/0202, submitted by Brenda Weir of Rookwood, Stocking Lane, Ballyboden, Dublin 16.

Unit 1. Gate Lodge:

I wish to object to Unit 1, Gate Lodge on the following Environmental grounds:

I am concerned that construction will damage the root structures of the many mature trees running along Rookwood Lodge's northern boundary, thereby increasing the likelihood that trees will die or fall during high winds, leading to possible property damage or physical injury to the occupants of Rookwood Lodge. (See below for wind damage photo)

The proposal also includes the retention of the existing estate fence. This fence is inadequate; it does not provide security or privacy. The current estate fence is not a barrier to animals or humans and I believe the planting of hedging would not remedy this issue. Retaining the estate fence as the boundary with Unit 1, would allow the occupants of the proposed Unit 1, Gate Lodge an unobstructed view into the garden of Rookwood Lodge. I am concerned that this would adversely impact the privacy of Rookwood Lodge and the enjoyment of my garden. It would also allow the occupants of Rookwood Lodge to stand on the driveway and clearly see into the Gate Lodge.

I ask that a Condition be attached to ensure the construction of a suitable secure and private fence to separate Unit 1, Gate Lodge from Rookwood Lodge.

The retention of the existing Estate Fence:

I wish to object to the retention of the existing estate fence on the following Enjoyment of Amenity, Privacy and Security concerns:

This fence currently separates two private, secure driveways, it consists of low open narrow metal bars which can be easily stepped over and I believe is wholly inadequate as a boundary to a proposed new public roadway or the pedestrian footpath proposed to run along a section of the fence. Retention of this boundary would adversely impact the noise levels, security and enjoyment of the amenity of Rookwood Lodge's garden, which is located almost entirely to the front, (west side) of the house. The existing fence runs the full length of the garden's northern boundary and is not in good structural condition.

I ask that a Condition be attached to planning, to ensure that a new fence or wall is constructed, of a suitable low maintenance type that would be tree-root friendly and maintain the current level of security and privacy that I now enjoy in my garden.

I would also ask that any new boundary fence not consist of hedging or planting, as I am concerned that shrubbery cannot offer adequate security and would require annual cutting on the Rookwood Lodge side, producing waist that would need to be disposed of and place an ongoing financial burden on the retired owner of Rookwood Lodge. The lack of maintenance of some current hedging is an ongoing problem and is an eyesore. (See photo below) I would ask that a low maintenance, secure, boundary replace the existing estate fence to ensure that foliage can be restricted to the Public roadway development side of the fence. I would point out that this development will replace private garden with Public access roadways and footpaths on two sides of my property and I would ask that my privacy and security be maintained as much as possible.

The proposed New Boundary Wall: See Drawings General Submission:

I wish to object to the building of this new rough stone boundary wall on the roadway, for the following Road Safety / Sightline reasons:

There seems to be an inconsistency between sections 1, 2 and 3, regarding the height of the proposed new boundary wall. It appears to be about 2m high in section 2; I am concerned that it would completely obscure the sightlines. I have not been able to find the height of the proposed new wall and it appears to be different in each section in Drawings - General.

While Section 1 in Drawings - General states it will be stone it doesn't specify a height. Even if just one meter I would have concerns that this wall will obscure the sightlines to the new roadway entrance. A public road is far busier than a private driveway and I am very concerned about the sightlines, my worry is that a car exiting the new roadway, and turning left onto Stocking Lane, will look to the traffic light and when it goes red think it is safe to drive and sideswipe any vehicle or person exiting Rookwood Lodge at the same time. I would ask that every effort

be made to make the sightlines as safe as possible and that nothing be placed in the way.

The proposed new wall is extending to the edge of the roadway it will be a permanent barrier to any future construction of a pedestrian footpath. A footpath along the east side of Stocking Lane is needed. I watch my ninety-year-old neighbour crossing Stocking Lane on her walker, as she tries to access the footpath across the road. This wall will also be a barrier for anyone exiting Rookwood Lodge on foot wishing to walk to the pedestrian crossing. They will have to walk out into the roadway.

I ask that should this development be approved, I be allowed to redesign my entrance to facilitate the safe passage of anyone exiting or entering Rookwood Lodge on foot, subject to the necessary permissions.

It should also be noted that the existing stonewall at the entrance to Rookwood Lodge has a wooden fence behind it; it has been in place since before the house was purchased in 1988. This fence increases the height; it may obscure the sightlines to the new roadway. (See photo below)

I ask that a Condition be attached to planning to ensure that any new boundary wall, leave a clearance between the wall and the edge of the road.

House Units 2, 3, 4 and 5

I wish to express concern about the Construction of Units 2,3,4 and 5 on the following Environmental grounds - Flooding:

I believe these Units will pose a severe flood risk to Rookwood Lodge. It is my understanding that the ground level on the Rookwood side of the boundary, along the south and east side of Rookwood Lodge is one meter higher than the ground level of Rookwood Lodge. The southeast corner of Rookwood Lodge is built onto the boundary walls.

Rookwood Lodge was flooded in the past due I believe, to run off from the tennis court. Rookwood Lodge was severely damaged and the owner had to undertake extensive renovations and take remedial measures to protect the property (See: Planning Application S94B/0169, for the works undertaken. I have copies of related documents if required) these measures consisted of rebuilding the gable end wall and the installation of a French Drain. (See photo below) However, the French Drain was only designed for the runoff from a tennis court and still failed on one occasion since. This planning application is for the construction of four houses, roads, pathways and parking. It will substantially increase the amount of hardcore.

I am very concerned about increasing the flood risk to Rookwood Lodge. For example even after the installation of large Soak-Aways in the Scholarstown Wood development, the playground was flooded last winter and the Soak-Aways became life-threatening lakes. I believe the residents association notified SDCC about it.

I ask that a Condition be attached to this planning application to ensure that substantial and suitable flood protection measures are installed along the South and East boundaries of Rookwood Lodge so that any runoff from the new hardcore surfaces is safely diverted away from Rookwood Lodge and removed into the waste water system.

Retention of existing boundary walls.

I wish to object to the retention of the existing boundary walls to the south and part of the east of Rookwood Lodge.

The large loose stone boundary wall to the south of Rookwood Lodge, beside my gable end, at the current tennis court, is extremely high almost reaching the roof of Rookwood Lodge. It has a clear line indicating where it was added to and the height increased sometime in the past. This wall is unstable, I did try to have it repaired, and a stonemason expressed concerns about its safety. I can provide emails to document this. I believe it was patched on the Rookwood side. I do not believe it is safe.

I ask that a Condition be attached to any planning approval to ensure that this wall be made safe and reduced in height in order to comply with the current planning regulations.

As this planning application is for a development of eleven houses and will encompass two sides of my property, turning them from private ground to public spaces I would ask that the construction of new boundary walls on the development side of the current boundaries be considered. Especially where the current boundaries are the walls of my house, the garage, the gable end and part of the boundary to the east. The construction of new boundaries would provide a clear separation between the proposed new development and Rookwood Lodge.

Yours sincerely,

Sinead Lemass



Hedge overgrowing boundary



South Boundary wall



French Drain Engineer drawing.



Stone wall and fence



Topographic map

**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department**

Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@sdblincoco.ie

**Ms. Sinead Lemass
'Rookwood Lodge'
Stocking Lane
Rathfarnham
Dublin 16.**

Date: 19-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. Furney
for Senior Planner