

Michelle Furney

From: Jerry Barnes <jbarnes@mdb.ie>
Sent: Wednesday 18 August 2021 15:48
To: LUPT - Planning Submissions
Subject: Observation on SD21A/0202 - Rockwood House, Stocking Lane, Ballyboden, Dublin 16
Attachments: receipt; 2103- StockingLne-Submission SD21A-0202.pdf

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Dear Sir/Madam

Please find attached observation in relation to the above application. Also attached is an email receipt for €20 from the Finance Department, which is payable as the prescribed fee. Please acknowledge receipt of this submission.

Regards

Jerry Barnes
Director



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Proposed house no.9 would be 19m from the house resulting in potential mutual overlooking at first floor level. We request that the windows at first and second floor level be reorientated to the east and west elevations of this house to avoid this issue.

House No. 5 has a first floor window orientated in a southerly direction. While the plans indicate that the window would be opaque glazing, this will be difficult to ensure by way of condition. The overlooking of the lands to the south could prejudice their development. We request that this window, which is only to a landing, is omitted.

2. Lack of Tree Constraints and Protection Plans

The tree constraints and protection plans referred to in Appendix 1 of the arborists tree impact assessment are not included in the application documentation. These are DWG Ref TCP-01, TCP-02, TCP-03, TCP-04, TPPd. The failure to submit these plans means that it is not possible to determine which trees on site will be removed. The loss of 66 trees on site (63% of the total), including 11 category A trees, is an important consideration in relation to the impact upon the curtilage of the protected structure, the environs of the site and the implications for the development of adjoining lands. We respectfully contend that this application cannot be determined without this information, which must be deemed significant if requested and submitted as further information.

3. Inadequate Boundary Details

The submitted site layout plan for house no.5, drawing no.PA-0101(1) indicates that the "existing steel post & chainlink boundary fence with 4m hedge modified and retained". We request that fuller details be provided in relation this boundary and the boundary with house no.9.

We trust that the above will be taken into account in the processing for the planning application.

Yours faithfully

MacCabe Durney Barnes
MACCABE DURNEY BARNES

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104 Email: planning.dept@dublincoco.ie

McCabe Durney Barnes
C/o Jerry Barnes
20, Fitzwilliam Place
Dublin 2
D02YV58

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