

Glendoher & District Residents Association

c/o 17 Glendoher Close
Rathfarnham
Dublin 16

The Manager

SDCC,

County Hall

Tallaght

Dublin 24

Land Use Planning & Transportation

23 AUG 2021

South Dublin County Council

23rd August 2021

Reg.Ref: SD21a/0202

Applicant: Brenda Weir

Location: Rookwood, Stocking Lane, Ballyboden, Dublin 16

Proposed 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.
Decision
Due:13/09/2021

Dear Sir or Madam,

We wish to object to the application for the following reasons:

- It is contrary to the SDCC Development Plan its policies and objectives.
- It is contrary to Sustainable Development and principles of proper planning.

- This is the third planning application to be submitted for development for Rookwood. Previous developments of Brookwood Housing Estate and Rookwood View Apartments are in situ and on each of those occasions the curtilage and setting of this protected structure Rookwood is reduced. The Applicant chose a piecemeal development approach in order to maximise density. Presumably arguments were made at the time that the Protected Structure and parkland setting were to be protected in those previous proposals but now this development seeks to destroy the very setting that the applicant sought to protect and retain heretofore. On this occasion the curtilage of this building is to be reduced significantly and a substantial number of healthy trees and extremely high value trees are to be removed or arboriculturally works proposed by the applicant.
- In addition, the applicant not only seeks to reduce the area of curtilage which will affect the character of the Protected Structure and setting but remarkably has proposed an attenuation tank be installed to hold surface water proximate to the Protected Structure.
- The provision for open space is inadequate and offers no kick about - poorly designed.
- The proposed road layout & car parking requires a substantial number of trees to be lost – the extent of natural landscaping to be lost to hard landscaping and roads is particularly harsh
- The bat survey is inadequate
- The critical cross sections are absent that show the impact on neighbouring properties specifically Brookwood – this proposal will be overbearing and be injurious to their residential amenity
- The attenuation tank is very close to the Protected Structure.
- It seems unnecessary to remove so many trees and the applicant has not addressed the biodiversity loss of these trees to the area – excessive density.
- The proposal and supporting documentation are of poor quality and has not addressed fully issues like boundary treatments and how trees that are to be retained are to be protected during the construction phase.
- There appears to be an emphasis of getting as many units as possible packed in rather than saving as many trees as possible – in excess of 60% to be removed.

Please see attached receipt of payment for 20 euros which we note is contrary to EU Law.

Kind regards

Angela O'Donoghue

Chairperson

Glendoher & District Residents Association



Glendoher & District Residents Assoc.
c/o Angela O'Donoghue
17 Glendoher Close
Rathfarnham
Dublin 16

Date: 23-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.sdbublincoco.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