

Matt Barnes
Architect Project Manager



Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Date: 23.8.21

Re: P.A Reg.Ref: SD21A/0202 - Proposed residential development at Rookwood House,
Stocking Lane, Ballyboden, Dublin 16

Dear Sir/Madam

We wish to make an observation in relation to the above planning application for 11 residential units at Rookwood House, Stocking Lane. We herewith enclose a payment of €20, payable as the prescribed fee for submission of an observation. Please issue an acknowledgement to the above address.

Matt and Lucia Barnes have lodged a planning application SD21A/0194 on the 0.2 Ha site to the west of the application site.

The distance between the first-floor windows backing onto the mutual boundary in SD21A/0194 is 11 metres.

The distance between the first-floor windows in SD21A/0202 and the mutual boundary is between 6 and 7 metres. It is noted that the first-floor windows are finished in obscure glass that serves bathrooms and landing. This is acceptable to us as long as the planning authority accept the distance of less than 22m when one of the rows of opposite houses has obscure glass to all the windows at first floor, however we request a condition that these windows are not openable.

We are seeking to protect the development potential of our site.

Best regards

Matt Barnes
Matt Barnes

Planning Department
Planning Counter

23 AUG 2021

Received

Matt Barnes, Architect
'Coolamber'
Stocking Lane
Ballyboden
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.sduublincoco.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**