

Patrick Conneran & Charlene Thornton  
39 Springvale,  
Edmondstown Rd.  
23/10/2021

RE: Planning Application SHD3ABP-311616-21

To whom it may concern

We are writing to raise our objection to the above development, and to convey our concerns with the development. We have no issue in principle with development near the Springvale estate and in the area in general – we need to provide housing and opportunity for people to purchase at a reasonable price. However, given some of the existing challenges in the area and in the Springvale estate, we feel that the scale of this development is not appropriate, and that there are elements that have not been considered adequately in the applicant's proposal. The existing challenges that we have observed in the area are:

1. Drainage at the lower parts of the estate, particularly from our house, number 39, to number 43. Regularly water pools at the back of the estate and the unique topography of the estate (with house elevation dropping from the Stocking Lane direction towards the Owendoher, and also each house sloping from the main road) is a concern for us, with clearly inadequate drainage in place.
2. Parking and traffic within the estate – the estate is a single lane of traffic due to the prevalence of on-street parking by residents. In addition, the parked cars give rise to blind corners, with near-collisions a regular feature.
3. The traffic on the Edmondstown rd. between the Scholarstown Rd. junction and the roundabout and Ballyboden Way/Grange Rd. The traffic here has been consistently bad at rush hour, and the addition of the HSE offices will only make this worse. In addition, the road is regularly used by cyclists but the cycling infrastructure is unsafe, with little visibility and no segregated cycle lane. Recent changes to the junction at Scholarstown Rd. to create a second lane for cars have made the situation for cyclists significantly more unsafe.

Our view is that the proposed development is likely to exacerbate these challenges, and that in the case of traffic, the traffic assessment provided by the applicant is wholly inadequate, failing to consider traffic volumes from the new HSE offices, or to provide any comment on the quality and safety of cycling infrastructure on Edmondstown Rd.

Our concerns lie in the following areas:

- The engineering drainage report does not provide adequate detail of the impact of site drainage from the proposed development on the Springvale estate. At the lower elevations of the estate, near our property and number 39, we already see large accumulations of water occurring on the road near number 43. The green area beyond number 43 is already regularly waterlogged throughout the winter, and the path from the entrance to Springvale along the waterway is regularly unusable. The impact of run off from the new development on Springvale, given the topography of the Springvale site, has not been adequately assessed.
- The engineering drainage report does provide a realistic assessment of the impact on the existing sewer in Springvale. There has already been an instance this year of a blocked sewer at a neighbour's house which required access to my property at number 39 to investigate. We would have concerns about the quality of the existing sewer and the lack of investigative work in the assessment to assess condition and capacity of these sewers. The feasibility report from Irish Water included in the submission is dated May 2019, and appears to be for a different development – for 122 units rather than the 131 units the applicant is seeking. As residents of the locality we cannot have confidence in the Irish Water feasibility assessment given the quantity and character of development appears to have changed since this feasibility confirmation was provided.
- Though there is no vehicular access between the proposed development and Springvale, the large pedestrian / cycle-way is a concern. The potential for significantly increased bicycle traffic in the Springvale estate and leading onto the Edmondstown Rd. has not been adequately assessed, and given the large scale of the proposed cycle park within the new development, it is clear the applicant anticipates a great degree of bicycle traffic. Even without motorised vehicular access, changing Springvale from a cul-de-sac to a potential through-road for a large volume of bicycle traffic constitutes a material change of use and requires assessment in the light of existing vehicular restrictions ( tight bends and significant on street parking) and the impact on children playing on the street. In addition, we would be concerned with the pedestrian access coupled with creche at the new development, as this would likely result in Springvale being used as overflow parking for the new development and as a drop off location for the creche.
- The number of visitor parking spaces, as outlined in the Traffic and Transport assessment, of 5, is a massive underestimate of requirements for a development like this and will no doubt lead to overflow parking in the Springvale estate; the same can be said of the amount of parking spaces available for the retail unit and creche – it is not realistic to expect demand for these amenities to be satisfied with the available parking spaces. In fact, we would argue that it appears to be the intent of the developer to use Springvale in this manner, as there is no logical reason that residents of the new estate would need to access Edmondstown rd. via Springvale other than for parking purposes. This could be viewed as an attempt to subvert the Development Plans stipulations re: maximum number of parking spaces to be included in a development. This is borne out by the fact that the traffic and transport assessment conducted

makes no 'current state' assessment of safe cycling infrastructure on Edmondstown Rd; which is abysmal, with very poor visibility of cyclists coming from the mountain direction on exiting Springvale, and no assessment of the cycling infrastructure within Springvale itself.

- There is inadequate consideration given to the impact of additional traffic flows in the area, particularly on the Edmondstown rd, between the junction with Scholarstown rd and the roundabout at Ballyboden way.

We hope that this body will take into account the views of the residents of this estate, and the impact of this development on the wider area in issuing its decision,

Sincerely,

Patrick Conneran & Charlene Thornton  
Springvale Residents

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

**Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)**

**Patrick Conneran & Charlene Thornton  
39, Springvale  
Dublin 16**

**Date: 08-Nov-2021**

Dear Sir/Madam,

**Register Ref:** SHD3ABP-311616-21

**Development:** 131 residential units including 21 houses (1 three bed, 11 four bed, 9 five bed) of up to two-storey plus roof storey; 2 duplex apartment units (2 two bed) in a three-storey high block; 108 apartment units (29 one bed; 59 two bed; 20 three bed) in ten apartment blocks up to four-storeys; a creche of c. 128sq.m at the ground floor of Block L; a shop of c. 65sq.m at the ground floor of Block G, with associated storage; a total of 167 car parking spaces, of which 88 are at surface level and 79 in the basement under apartment Blocks F and G, 5 are dedicated visitor parking spaces; a total of 288 cycle parking spaces and 5 motorcycle spaces; a new vehicular access onto Stocking Lane; a new pedestrian and cycle access to the Springvale estate to the east; new roads, footpaths and cycle paths and connections within the site; a new pedestrian crossing on Stocking Lane to the north west; the expansion and upgrade of the existing pedestrian crossing on Stocking Lane to the south west; the development also includes landscaped private and public open space, boundary treatment, lighting, play area, an ESB substation, site drainage works and all ancillary site development works above and below ground.

**Location:** Stocking Lane. Ballyboden. Dublin 16.

**Applicant:** MacCabe Durney Barnes Ltd.

**Application Type:** SHD3-Application to ABP

**Date Rec'd:** 11-Oct-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.sdblincoco.ie](http://www.sdblincoco.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](http://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**