

An Bord Pleanála  
64 Marlborough Street  
Dublin 1

New ref SHD 3ABP-311616-21

Date; 21/10/2021

Re; ABP-310111-21 (PA Reg reference SHD1SPP005/21) Development at Stocking Lane D16  
[www.stockinglaneshd.com](http://www.stockinglaneshd.com) (McCabe, Dunney & Barnes)

Dear Sirs

We wrote to you on 07/01/2021 expressing our concern in respect of the above, as follows;

1) The application references potential vehicular access to Springvale estate. Springvale comprises approximately 76 dwellings. The road through Springvale is very narrow.

Were vehicular access granted it would result in;

a) Excessive traffic within the Springvale Estate.

b) The road being used as a rat-run between Stocking Lane Road & Edmondstown Road and vice versa. It is well known that speed is a feature of rat-runs. The plan references rising bollards for the period 7-9.30am but what about evening times? What happens if the bollards become damaged? Who is responsible for upkeep and maintenance? Who controls the operation of these bollards? Will larger vehicles (e.g. bin lorries) be using this road?

c) There are 2 dangerous bends on the main road through Springvale. An additional access road would further increase the danger. There are many children who play very close to the proposed vehicular access route.

2) There has been a huge amount of residential development in the immediate area with more planned i.e. former Augustinian grounds. We do not believe that more development on the scale proposed within this planning application is sustainable.

3) There is a risk that a number of the trees on the boundary of Springvale estate will be removed.

We continue to object to the most recent application for the following reasons;

1. We note the original road access to Springvale is modified to bicycle and pedestrian access only but we are concerned that this is to circumvent planning objection(s) but at some point **during the construction phase or afterwards** it will be extended to provide for vehicular access/egress which we do not believe is appropriate for the reasons outlined above in our earlier objection.
2. It is understood that this development may overwhelm the sewage system within Springvale & result in flooding to houses downstream of this development.
3. We believe the 3 storey blocks contravene planning legislation as they are located too close to dwellings in Springvale.

Yours sincerely

Clive & Breda Groarke – 59 Springvale, Edmondstown Road, Dublin 16

<b>AN BORD PLEANÁLA</b>	
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ABP.	
29 OCT 2021	
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Clive & Breda Groarke – 59 Springvale, Edmondstown Road, Dublin 16



Dear Springvale Neighbours

#### STOCKING LANE DEVELOPMENT PLAN

I am writing having spoken to many fellow neighbours over the past few days regarding submission of observations and objections about the current Stocking Lane development plan. From these verbal discussions, along with Whatsapp commentary, the following summarises the key remarks and issues that have been raised:

- Where we can, we should make individual observations about our concerns through the online planning portal;
- In addition, we should make a collective objection, signed by as many Springvale residents as possible;
- If there is sufficient consensus, we should aim to engage a professional planning consultant as we did last time – time however is short and the cost of doing this is around €4,000;
- The ability of the Springvale sewage system to cope with increased waste volume appears to be in question – house number 42 contains a sewage shore which, with current usage, has recently discharged into the garden. As far as I understand this is a capacity issue and has ramifications for many Springvale homes – in particular house numbers 22-29 and 31-43 which may be subject to flooding and overflow from rain water and waste. In addition, some parts of the Springvale sewage system have subsided;
- A number of residents have advised that the proposed 3-story buildings contravene planning legislation;
- The proposed cycle path appears to be a decoy – what amenities does it provide access to? It looks like a way of introducing a link between the new Stocking Lane development and Springvale which could easily be converted into a road at some point in the future. As a creche is planned within the Stocking Lane development, it could be that this generates additional traffic in Springvale too, where drop offs and pick ups are made by parking in Springvale and accessing the Creche on foot via the cycle lane. An additional point for clarification is how the intersection of the existing pavement and proposed cycle lane will be arranged – will some of the existing pavement be lost?

There certainly appears to be several observations and issues to be made to the planning authorities which we should address individually and collectively. Those who co-ordinated things regarding group activities last time (and did a first class job) are not available this time round – if there is someone out there who could take on a co-ordinating role regarding the current Stocking Lane planning application, please make yourself known! The Whatsapp group is an excellent way to keep abreast of what is happening. If you are not a member, please join.

I would urge everyone to be as fully engaged as they can – the future character and enjoyment of Springvale estate for the younger generation depends on what we do now.

Best Wishes

David Sharma

24 Springvale, 20 October 2021.

