



## Observer's details

### 1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

(a) Observer's  
name

Michael and Catherine Cotter

(b) Observer's  
postal address

25, Prospect Drive, Prospect Manor, Rathfarnham,  
D16W8K1

## Agent's details

### 2. Agent's details (if applicable)

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's postal  
address

Click or tap here to enter text.

## Postal address for letters

3. During the process to decide the application, we will post information and items to you **or** to your agent. For this **current application**, who should we write to? (Please tick ✓ one box only)

**You (the observer) at the postal address in Part 1**

**The agent at the postal address in Part 2**

## Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation on.

- (a) **An Bord Pleanála case number for the current application (if available)**  
(for example: 300000)

311616

- (b) **Name or description of proposed development**

MacCabe Durney Barnes Ltd.

- (c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Stocking Lane, Ballyboden, Dublin 16

## Observation details

### 5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word** limit as the box expands to fit what you write. You can also insert photographs or images in this box.

(See part 6 – Supporting materials for more information.)

#### 1. Density of Development

- The proposed development is set to include 131 units
- According to statutory guidelines for a residential development to be sustainable, the suggested number of dwellings is between 35 and 50 per hectare. Given the site for the proposed development is 2.47 hectares. The suggested range for this site would be 86.45 to 123.5 dwellings. Furthermore, the site is on a country lane, over 3km from the town centre and with limited public transport, which suggests that number of units developed on this site should be on the lower end of the suggested range and not the upper end. Therefore, the proposed plans will lead to an overdevelopment of the site.

#### 2. Appearance of Development, Building elevation and Residential amenities

- The objective of this zoning is to “to protect and enhance the residential amenity”, however the proposed development does not adhere to this principle.
- As per the SDCC Development plan 2016-2022, Section 11.2.7 BUILDING HEIGHT, “The proximity of existing housing – new residential development that adjoins existing one and/or two storey housing (backs or sides onto or faces) shall be no more than two storeys in height, unless separation distance of 35

## 5. Grounds

meters or more is achieved.” It is clear that the 35 metre distance is not achieved in the proposed development plan for this site.

- This causes significant privacy, overlooking, light and noise issues for the residents of Prospect Manor that border the proposed development.
- The previous planning application was refused on these grounds by An Bord Pleanala, stating “Having regard to the provisions of the South Dublin County Development Plan 2016-2022, specifically Housing (H) Policy 9 – Objective 3 requiring proposals to comply with Section 11.2.7 of the South Dublin County Development Plan 2016-2022, which states that new residential development that would adjoin existing one and/or two storey housing shall be no more than two storeys in height, unless a separation of 35 metres or greater is achieved, and to the form, height and layout of the proposed development, it is considered that the proposed development materially contravenes the Housing (H) Policy 9 – Objective 3 of the South Dublin County Development Plan 2016-2022”.
- On the basis that the issue has not been resolved in this planning application, the new proposal should be refused based on the same grounds.

### 3. Traffic Congestion

- Traffic congestion is a serious issue on Stocking lane, the lane is at gridlock both morning and evening.
- There have been a number of significant housing developments in recent years which have exacerbated this issue, Stocking Wood, Air Park and Scholarstown Wood.
- Traffic from all estates feeding down Stocking Lane.

## 5. Grounds

- The recently changed configuration of the M50 roundabouts are also severely impacting traffic in the area.
- The proposed development will only have vehicular access onto Stocking Lane. There is no planned access onto Edmondstown Road via the Springvale estate.
- This over development in the area will cause further significant impacts to traffic congestion in the area and SDCC are not proposing any solutions.

### 4. Protection of Trees

- Stocking Lane is a country lane, the trees are a beautiful characteristic of the Lane. From the plans it is difficult to see what the impact on the trees bordering Prospect Manor and along Stocking Lane will be.
- An Bord Pleanála must ensure that the trees are protected from damage and illegal felling.

## Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

If your supporting materials are physical objects, **you must send** them together with your observation by post or deliver it in person to our office. You cannot use the online uploader facility.

**Remember:** You can insert photographs and similar items in part 5 of this form – Observation details

## Fee

7. You **must** make sure that the correct fee is included with your observation.

**Observers (except prescribed bodies)**

- strategic housing observation **only** is €20.
- strategic housing observation **and** oral hearing request is €70

## Oral hearing request

8. If you wish to [request the Board to hold an oral hearing](#), please tick the “Yes, I wish to request an oral hearing” box below.

Please note you will have to pay the correct **additional non-refundable fee** to request an oral hearing. You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

**Yes, I wish to request an oral hearing**

**No, I do not wish to request an oral hearing**

## Final steps before you send us your observation

9. If you are sending us your observation using the online uploader facility, remember to save this document as a Microsoft Word document or a PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.

The National Adult Literacy Agency (NALA) has awarded this document its Plain English Mark. Last updated: November 2020



**For Office Use Only**

<b>FEM – Received</b>		<b>SHU – Processed</b>	
Initials		Initials	
Date		Date	

**Notes**