



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

Claire Butler

(b) Observer's postal address

26 Springvale Rathfarnham Dublin16

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

Not applicable

(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)

SHD3ABP-311616-21

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

Stockinglaneshd2 McCabe Durney Barnes

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

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

Stocking Lane

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.)

Objections/ Observations on the proposed development round 2
October 2021

1. I object to the boundary wall being breached and an application for road access being disguised as a cycle /pedestrian way through our estate. Retractable bollards in the planning application are not essential on a cycle path.

And a 5m gap see snap shot below of submitted drawing is wide for a pedestrian way. So if in fact this is really an application for a road way I observe my disquiet on some 200 or so cars extra coming through our estate the reason for this is in breach of the natural and original exit from this land which should be into stocking lane but due to an over development of the land on this road they now want to seriously impact on the every day life of our springvale children's safety and is in breach of the busconnects plan to encourage people to use the new bus corridors which runs in front of and along stocking lane and our Springvale estate is not designed to have this level of increase in traffic. The roads are too narrow and the exit bridge onto edmondstown road is not designed for such an increase in load.

2. Along with opening up this wall and it's impact on our estate these cars will be coming out through 3 right angle blind corners within our estate onto a very poor grade road (Edmondstown Rd) which is so narrow and twisty that one has to drive in the cycle lane to drive in many parts. As a cyclist I've frequently had to bump up on the path whose differential in height to the road means cars frequently are forced to do likewise when buses and lorries in the oncoming lane also need to pass a cyclist .

3. This small mountain road already has a lot of traffic on it due to the number of cemeteries on it. Presently funerals (in covid) aren't a significant source of traffic but in normal circumstances there would be a significant number passing with large corteges.

5. Grounds

4.(as a resident of no 26) We look out from our upper windows and we are still below the level of the boundary wall. on the other side of this boundary the slope rises significantly into the development (see site section c below)

The positioning and height of these buildings will cause significant blockage of light into our houses and gardens .

5. House Numbers 22-27 have back walls that are of a Gambian wall structure. I question whether they will continue to support the load and rain water run off that the development of this green field will cause . We have already seen evidence of the drains not holding the flood waters that severe rain falls cause.

6.The main busconnects bus routes are on stocking lane thus negating any reason for the development to require any sort of access through springvale estate. With regard to a need for us to access through the new estate We already access this corridor at the Taylors lane roundabout

7. Access to the local schools is a shorter walk along stocking lane and the walkways already in place through Boden Park . And our children walk via the front of our own estate.

8. There are safer cycle paths already in place on stocking lane (see point made above). Rooting them through our estate on to an inferior road does not make any sense.

9. The bus routes in front of our estate run infrequently and the present bus stop is quite a distance from the front of our estate and the bus stop is as easily accessed from the front of the development through their natural exit onto stocking lane

9. It is not our problem that the developments previously permitted means that this development has a problem in exiting onto its natural exit. We as a small estate should not have to suffer for this.

10. Our estate is a small estate we are already at full capacity with regard to the parking of cars and the width of our roads already have congestion problems requiring bin lorries to reverse up through most of the estate.

11. Drainage and sewage are already a problem in Springvale estate. Adding the runoff of another development in top of this already overloaded system will seriously impact us as residents of springvale and would lead to spills into the Owendower river.

12.

5. Grounds

Why would a cycle lane require a 5m opening?

A major objection our residents had with the previous applications was the desire to run a road through our estate. Retractable bollards and this width is a roadway waiting to happen , and we object strongly.

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

FEM – Received		SHU – Processed	
Initials		Initials	
Date		Date	

Notes