



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

David Kelly

(b) Observer's
postal address

56 Prospect Meadows, Prospect Manor, Ballyboden,
Dublin D16K2N2

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

n/a

(b) Agent's postal
address

n/a

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**

MacCable Durney Barnes Ltd

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

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

Stocking Lane, Ballyboden, Dublin, D16

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.)

56 Prospect Meadows
Prospect Manor, Ballyboden
Dublin D16K2N2,
Ireland
Date 11/11/2021

An Bord Pleanála
64 Marlborough St
Rotunda
Dublin D01 V902

The case number = 311616

Development: Stocking Lane, Ballyboden, Dublin, D16

Dear Sir / Madam

I'm writing to make an observation on the proposed development at Stocking Lane, Ballyboden (case number 311616) by MacCabe Durney Barnes Ltd.

While I am not opposed to the development of the site, I have considerable concerns with the current submission which has not rectified some of the items that were listed by An Bord Pleanála when they previously refused application (ABP-308763-20). As the new submission still materially contravenes housing policy I recommend that permission should be refused based upon the following observations:

1) **Location, Scale & Proximity of Apartment block:**

The proposed height and location of the apartment block is of concern and out of character with the surrounding area:

- a) *The proposed location of the three story 'Block H' is less than the required 35 meters from the neighbouring houses in Prospect Heath (specifically No.9 Prospect Heath) and only 4.2meters from the boundary of the site. This contravenes 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 distance of 35m or greater is achieved,*
- b) *The proposed height of the apartment block nearest Prospect Manor – 3 floors is excessive for this location and contravenes Section 11.2.7 of the SDCC Development Plan which states "The appropriate maximum or minimum height of any building will be determined by: The prevailing building height of existing housing in the surrounding area."*

5. Grounds



According to the South Dublin County Council Development Plan, this site is zoned as Residential, with an *objective to protect and/or improve the residential amenity*. In my view the proposed development neither protects or nor improves the residential amenity and is in fact injurious to it.

I hope you will give my submission your consideration when reviewing the planning application for the proposed development of Prospect House.

Yours Sincerely
David Kelly

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