



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

Daniel Robinson

(b) Observer's postal address

19 Prospect Avenue, Rathfarnham, Dublin 16

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. Height and orientation of duplex apartments

Due to the orientation of the proposed duplex apartments, which are at an inappropriate angle to the rear of houses on Prospect Avenue, residents standing on the balconies on 1st and 2nd floor have a direct line of sight into back gardens and living space at the rear of houses on Prospect Avenue. In other new developments, such as (Ref: SHD3ABP-305878-19), similar sized duplex apartments are oriented so that the rear of the apartments are facing the back gardens of existing houses and that their front views with balconies are facing internally within the development. This is an invasion of privacy for residents living in Prospect Manor.

2. Proximity

According to 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 a

5. Grounds

separation distance of 35 metres or greater is achieved."

It would appear from the current plans, that this distance of 35 metres has not been achieved. I could not find any drawings, where any distances are shown between houses on Prospect Avenue and buildings in the proposed development. Also for a number of houses on Prospect Avenue, the outline of the buildings are not correct, as they do not show the extensions that have been added to these houses over the past few years.

3. ESB Substation Cabinet/Box

- Proximity to boundary line of Prospect Manor. This box is currently located right on the boundary between the new development and Prospect Manor. In other new developments, these are generally contained within the development, such as near green spaces, or on the boundary beside the public road.
- The required concrete foundation for these ESB substations could negatively impact on the currently established mature trees on the boundary of Prospect Manor. These mature poplar trees currently provide a privacy screen for the gardens of our house (19 Prospect Avenue) and also of our neighbours. It must be a condition of the planning that these trees which are on the boundary line, are not impacted in any way.

5. Grounds

4. Trees

The tree survey reports do not mention the importance of the existing trees and their ability to provide a natural privacy screen between the proposed new development and the houses in Prospect Manor. At the end of our garden and on the boundary line, there are two tall poplar trees in great condition. I would like to make this a condition of planning, that these trees would be retained and not damaged in any way during construction of the proposed site.

5. Traffic

Traffic on Stocking Lane has progressively become worse over the past few years. It is now at gridlock during the weekday mornings, when people are trying to access Stocking Lane from Prospect Manor. This is due to the newly added housing development of Stocking Wood which has an entrance from Stocking Lane, as well as the redesigned road layout of Scholarstown Rd. This new proposed development has a single entrance from Stocking Lane. This will add to the already gridlocked situation, with no proposals on how to alleviate this problem.

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