



## 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

(b) Observer's postal address

## 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

(b) Agent's postal address

## 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.)

As residents of Prospect Manor, which will adjoin the proposed development, we are extremely concerned by it for a number of different reasons as outlined below.

#### **Impact on Traffic in the Local Area**

The proposed development will comprise of 131 units as well as a crèche and a shop with 167 car parking spaces with the only vehicular exit from the development on to Stocking Lane and no vehicular exit via Springvale on the Edmonstown Road. Traffic on Stocking Lane is already entirely unmanageable due to new housing developments which have been built on the basis that traffic will flow onto it. This includes not only the massive White Pines estate but also the recently finished Scholarstown Wood as well as all the pre-existing traffic coming from Prospect Manor and Airfield. Traffic in the immediate area is also going to be significantly impacted by the 600+ houses being developed at Cosgrave Field on Scholarstown Road. Because of the extremely poor infrastructure available in the area, the majority of residents rely on a car in order to get to work etc. By permitting a further 167 cars to turn onto Stocking Lane in rush-hour traffic will make an already congested road completely gridlocked. We have grave concerns that we will be left waiting in traffic within our own estate and not being able to exit on to Scholarstown Road at peak traffic times if the Barnes Field development is completed as currently proposed.

## 5. Grounds

### Density

We are also very concerned that our local amenities within Prospect Manor which comprise of some lovely green areas which are used by our children will now be accessed by others not living in Prospect Manor. Given the lack of available green areas in the proposed development, taking into account the number and density of housing, there is a very high risk that children living in that development will turn to the green areas in Prospect Manor, which will negatively impact on the amenities which our children currently enjoy, as well as drive down the value of our house. We note in this regard that the proposed development is on a site of 2.47 hectares, meaning that there should be between 86 and 123 units built on the site in order to meet the statutory planning guidelines. Given the proposal of 161 residential units, this is clearly an overdevelopment of the site.

### Part V Housing

We note that there are over 7 blocks of units in this proposed development. All Part V are grouped in Block G and Block H which are in close proximity to each other.

50% of the units in Block H are allocated to Part V and 32% of the units in Block G are allocated to Part V. 0% of the units are allocated in the rest of the blocks. This would seem to us to contravene Part V Section 28 of the Planning and Development Act 2000 which states that social housing proposals should show “the need to counteract undue segregation in housing between persons of different backgrounds”.

### Trees

## 5. Grounds

We are also concerned that the beautiful trees that line Stocking Lane will not be preserved as part of the development of this site. Therefore care should be taken to ensure that the trees are maintained in accordance with local property requirements.

## 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**