



## 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

Gayl Kennedy

(b) Observer's postal address

66 Springvale, Rathfarnham, D16 RY97

## 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)

SHD3ABP-311616-21

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

StockingLaneSHD

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

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

Stocking Lane, 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.)

I purchased 66 Springvale in 1998. My house backs onto the field which is the location of this proposed SHD. I expected that it would eventually be developed but with a similar housing density to other estates in the area, typically 2 storey. However in the current iteration of the plan there will be a three storey apartment block behind my home. I am concerned by the lack of “joined up thinking” from the planning perspective with relation to overall impacts on the quality of life for existing residents in the neighbourhood.

#### **Observations**

##### **Traffic:**

The traffic plan for this area of South County Dublin has resulted in gridlock at peak times both at the roundabout closest to the M50 heading up the “green route” and at the roundabout by St Augustines. With the expected extra traffic related to the developments on Liam Cosgrave’s land near the M50 and the planned TaylorsLaneSHD in addition to this proposed development it will lead to even more gridlock. Given the gridlock on Stocking Lane at peak times there will be pressure to change the cycle access to vehicular access to use Springvale as a pressure release valve which will create a ratrun to try and avoid that jam.

##### **Road Safety**

The potential vehicular access through Springvale will mean additional traffic cutting through this quiet estate. The existing acute bends on the

## 5. Grounds

road are dangerous especially with poor parking near corners but at least the current volume of traffic is low.

The road gradient also adds to the safety considerations, in frosty conditions it is dangerous as cars skid. During snowy periods it quickly becomes impossible to get up that incline. Extra traffic opting to cut through Springvale will endanger children walking / cycling to school and potentially create a gridlock on exiting Springvale.

The junction where Springvale meets the main road has a slight bend in it when looking for traffic approaching from the right. This blind spot could lead to accidents as a result of increased traffic exiting from Springvale, especially if drivers become impatient queueing to exit.

### **Parking:**

All new developments planned for the area with their ratio of car park spaces to units will put pressure on all the surrounding roads and housing estates in the area as many homes have 2 or more cars per household, especially considering the lack of public transport options in this area. Many of the houses near the main road in Springvale have only space for 1 car so there is already lot of on-road parking. The pedestrian/cycle access through Springvale will result in people parking on our roads in order to visit friends, for tradesmen doing jobs, dropping off children to the creche etc. Five visitor parking spaces for 131 housing units is also going to create extra pressure on available spaces in neighbouring estates.

### **Impact on Privacy, Light & operation of solar panels**

A three storey apartment block less than 13 metres from my boundary fence will locate it 22m from my master bedroom window. My bedroom and garden will be overlooked, impacting my privacy. The sunshine is in the back in the afternoons and evening, I am not sure how to calculate the impact of the 3 storey block on the amount of sunshine that I will lose or

## 5. Grounds

indeed if it will reduce the amount of energy generated from the solar panels on my roof but I am sure the planners can take that into consideration. *See attached photos showing view from my bedroom and view from Stocking Lane across the field towards my home.*



### **Environment:**

Increased air and noise pollution in the neighbourhood.

Big increase in drainage and sewage load on existing Springvale infrastructure far exceeds what it was designed to support. Some homes in Springvale are already experiencing issues with the sewage system (house numbers 22-29 & 31-43 are at risk of overflow and pollution).

The trees in the field are not maintained and are overgrown. Some are too close to others. A large branch broke on the tree behind my neighbours house which will eventually fall either into Springvale or into the field. It could damage my or my neighbours house / garden when it falls. When the land is developed these trees will need to be properly thinned out, pruned and maintained on a regular basis. Those mature trees grow tall and significantly impact the amount of light in the rear of my home. I had to pay for a tree surgeon to reduce the height of two trees in the field in 2018 due to the impact on light for my garden and home and impacts to my solar panels. The new growth already exceeds 3m but at least currently it is growing up not across. *See attached photos of current trees backing onto*

## 5. Grounds

*houses in my terrace, highlighting broken braches and the new growth*



## 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**