



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

Guy Montgomery

(b) Observer's postal address

39 Prospect View
Stocking Lane
Rathfarnham
Dublin 16
D16 P2H1

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

Click or tap here to enter text.

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 a resident of Prospect View in Prospect Manor I wish to object to the planning application case number 311616 on the following grounds.

Density.

The proposal is an over development of the site which is totally unsuitable for the volume and density of houses proposed. The development would be overbearing and so greatly impact on the amenity of the neighbouring older houses.

Elevation.

The proposed three storey buildings are out of keeping with the established two storey houses in the immediate area and would badly affect the residential amenity of the area and the neighbouring houses.

SDCC Development Plan 2016-2022, Section 11.2.7 says that “any new residential development that adjoins existing one or two storey houses (backs or sides onto or faces) shall be no more than two storeys in height, unless a separation distance of 35 metre or greater is achieved”.

An Bord Pleanála refused the previous application for this reason and the new proposal has not addressed this issue.

Traffic Impact.

Stocking Lane is a country lane and is the only vehicle access point for the proposed development. Stocking Lane is already congested with cars backed up into Prospect Manor estate as they try to exit during the morning. The proposed exit for the development along with the proposed zebra crossing will turn the lane into a slow crawl of cars at peak times. The proposed creche and retail unit will only serve to bring more non residential traffic onto a country lane that is already struggling to cope with the traffic demands placed on it since the opening of Scholarstown Wood.

Public Transport.

The assessment gives the impression of an area well serviced by public transport. This is not the case. The 161 bus doesn't start running until 8:10 AM. It runs every 90 minutes and finishes at 6:55 PM Monday to Friday with no service at the weekends.

The proposed Dublin Bus Connect network does little to improve public transport access with the proposed new route on Socking Lane running with the same frequency as at present and it will require a bus change for the Rathfarnham to City Centre corridor.

5. Grounds

The fact that the proposal highlights a single GoCar hire station 1.5km away from the development goes to highlight that this is not a well connected urban setting.

There is no Luas or Quality Bus Corridor serving the area, the public transport that is on offer is inadequate. Most residents of the proposed development will be forced to use cars and so Stocking Lane will become further congested.

Trees and impact on wildlife.

The trees are a defining aspect of Stocking Lane and their removal would change the visual amenity of the lane. It will do irreparable damage the character of the lane and will impact on the ecology of the area.

Security.

The proposed pedestrian link with Prospect Manor will increase casual access into and out of Prospect Manor and its green area. It will increase the instances of teenagers hanging out and drinking on the green. It would act as a bolt hole for opportunistic thieves in an area that continues to see regular burglaries.

Anti-social behaviour.

There is a proposed block of apartments in an isolated area of the development beside a retail unit. Common sense would say that this is will increase opportunities for anti-social behaviour.

I submit that the application be rejected on the above grounds.

I would like to make clear that I don't object to development of the site so long as it is not overdeveloped, protects the ecology of the lane and is in sympathy with the surrounding houses.

Thank you for taking the time to read my objections.

Yours sincerely,

Guy Montgomery

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