



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

Gemma Ryan

(b) Observer's
postal address

21 Prospect Avenue, Prospet Manor, Stocking Lane,
Rathfarnham, Dublin D16W2P7

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 Limited

- (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.)

I wish to object to this planning application for the following reasons.

Density: I have significant concerns in relation to the density of the development. This application proposes to be an over development of a site on a country lane. Stocking lane is a country lane and not a quality public transport corridor. The lane has been eroded with the already overdevelopment to date. The site is on 2.47 hectares. A total of 131 residential units are being proposed for this development. Statutory planning guidelines suggest 35 to 50 dwellings per hectare for a residential development. Therefore the total proposed units is well in excess of the suggested range.

Traffic: Traffic on stocking lane reached saturation point already exceeding 2025 predicted traffic levels from the recently completed developments severely impacting on the areas. Traffic levels are so bad with gridlock when trying to get to both work and school in the morning time. This is becoming worse due to the most recent completed developments such as White Pines North, White Pines South, Scholarstown Wood on Stocking Lane and Avenue. All traffic from this proposed development will only have access onto Stocking Lane with no access to Edmonstown Road via Spring Vale Estate. This will only further impact the gridlock with no suggestions to from the SDCC to address this matter. It is therefore unreasonable to

5. Grounds

suggest that Stocking lane is suitable to take on additional traffic volumes from this proposed site this increasing the burden of gridlock on the laneway.

Appearance: The current objective of the zoning is to “Protect & enhance the residential amenity” 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 and sides onto or faces) shall be no more than two storeys in height unless a separation distance of 35.0 M or greater is achieved”

We respectfully suggest that you refuse this development as this proposed development has not achieved this 35.0 M distance rule.

The previous application was refused by An Bord Pleanala specifically stating “ Having regard to the provisions of the SDCC Development Plan 2016 – 2022, specifically housing 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 35.0 M or greater is achieved and to the form height and layout of the proposed development it is considered that the proposed development materially contravenes the housing policy 9 objective 3 of the South Dublin County Development Plan 2016 – 2022. This has not been addressed in the new planning application.

5. Grounds

Creche: Insufficient consideration is given to the impacts to residents of Prospect Manor due to the lack of parking for a creche facility. Further pressures from traffic volumes going in and out of the proposed development at peak morning times will greatly effect residents causing further gridlock to traffic movement on Stocking Lane slowing down all traffic entering and exiting the proposed development.

It is further concerning from the existing gridlock on Stocking lane that people trying to access the Creche facilities will attempt to use Prospect Heath as a pick up and drop off area bringing further congestion to the entrance of Prospect Manor as well.

Parking Spaces: I believe there is insufficient number of car parking spaces for the proposed development. With a total number of 131 residential units and providing 391 bedrooms there is a total of 167 car park spaces, only five of which are intended for visitors for the entire development. There is a complete lack of parking for a development of this size which further demonstrates the over development of the site.

Trees: There are many mature trees on Stocking Lane which are a characteristic and feature providing a natural beauty and canopy for the lane, They provide a natural habitat for many animals and have a historic feature for generations. Additionally there are mature trees on the site the majority of which border existing properties both in Spring Vale and Prospect Manor. We are deeply concerned about the damage and removal of trees which provide a natural separation between or their removal from the proposed developments. An Bord Pleanala must consider the impacts this has on the amenity the trees provide the community and residents.

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