



### 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

John and Patricia Brennan

(b) Observer's postal address

30 Prospect Meadows  
Rathfarnham, D16 R5H9, Ireland

### 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

Not applicable

(b) Agent's postal address

Not applicable

## 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.)

#### **Observation #1**

This planning application is almost identical to the previous planning application reference number ABP-308763-20 submitted on 26/11/2020. An Bord Pleanála refused permission based on reasons and considerations set out below:

*“Having regard to the provisions of the South Dublin County Development Plan 2016-2022, specifically Housing (H) 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 35m 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 (H) Policy 9 – Objective 3 of the South Dublin County Development Plan 2016-2022”*

As this new submission has not rectified above and still materially contravenes housing policy, this new submission should be refused outright.

#### **Observation #2**

Prospect Manor is positioned in a stunning location just off the tree-lined road of Stocking Lane. When Prospect Manor was built the trees lining the road were protected in keeping with the beautiful rural characteristics of the lane. When you

## 5. Grounds

drive to Prospect Manor from either side of Stocking Lane, you almost do not realize the estate is there.

Unfortunately this new development proposal does not adhere to these principles and instead of “not realizing the estate is there” you will see 4 Storey and 3 Story apartment blocks. The objective of zoning is to “protect and enhance the residential amenity”. The damage to Stocking Lane will be irreparable and therefore should be refused.

### **Observation #3**

Traffic on Stocking Lane and the surrounding area is more and more at gridlock. Peak times are starting earlier and finishing later. The newly designed M50 roundabouts, the opening of Scholarstown Wood, the traffic lights at Stocking Lane /Edmonstown Road and the Taylors Lane roundabout throughput are severely impacting traffic in the area. This new proposed development only has vehicular access from Stocking Lane. Stocking Lane is a narrow country lane not designed for large residential developments like this 131 Units and 167 car spaces. This proposed development will have significant adverse effects on traffic flows and should be refused until a local area plan can be agreed to address the fundamental traffic challenges in the area.

### **Observation #4**

The proposed development includes the construction of a new footpath connecting to the existing footpath in Prospect Heath. We have been made aware that part of this construction is on land that is owned by No. 9 Prospect Heath and that the owner has not given consent. As a principle, a planning application building on property that they do not own should be refused.

## 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**