

Observation on a Strategic Housing Development application

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 O'Mahoney

(b) Observer's postal address

1 Prospect Ave Stocking Lane Rathfarnham Dublin
D16X0D0

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 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.)

5. Grounds

1. Distance from Prospect properties

Block H in the proposed plan (a three storey building) is 4.2m away from the boundary wall of one of the properties in Prospect Heath which is not meeting the 35m requirement stated in section 11.2.7 of the SDCC Development Plan. Blocks J and K in the proposed development do not meet this section in a similar way.

Strangely the proposed plan is identical to the plan in the previous application which was refused by An Bord Pleanála exactly on these grounds. I do not understand why this it not refused on the same grounds.

2. Density of site

While I understand the need for new housing developments I also believe that we need to follow guidelines for over development. As this is a 2.47 hectare site I understood the guidelines would recommend the number of dwellings to be in the range of 86 to 123 and not the proposed 131. And as the site is on a country lane 3km from a main centre the number of units should be towards the lower end of this range.

3. Traffic on Stocking Lane

The proposed development only has access to Stocking Lane which is already at a gridlock due to redesigned M50 roundabout in the area, as well as new developments in Scholarstown Wood.

4. Noise, Light and Privacy

The proposed structure would impact our privacy when viewed from the rear of our property at 1 Prospect Ave in addition to potential light and noise issues.

5. Appearance

The 3 and 4- storey-block building types on the periphery of the proposed site do not match with the neighbouring estates` housing units (2-storey semidetached and detached houses in both Prospect Manor and Springvale) . I understood the objective of zoning is to protect and enhance the residential amenity.

6. Trees

The boundary areas surrounding estates do not appear to have enough trees to provide some form of privacy and protection from noise to neighbouring houses. It is unclear how the tree line on Stocking Lane will be effected.

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