



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

Lorcan and Janet McCrea

(b) Observer's
postal address

42 Prospect Meadows, Prospect Manor,
Rathfarnham, Dublin 16, D16 K8N0

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

Proposed development plan includes construction of a new footpath which connects to existing footpath in Prospect Heath. Part of this construction is on land that belongs to 9 Prospect Heath and the owner has not given permission. A planning application proposing building on a property which does not belong to them should be refused.

Observation #2

The traffic on Stocking Lane and surrounding areas is at times at a standstill, especially since the opening of Scholarstown Wood. Morning and evening traffic is gridlock, and it is becoming impossible to get in or out of our estate (Prospect Manor) to get to work/school on a daily basis. Stocking Lane is a narrow country road and is not designed to take the volume of traffic currently travelling. Therefore, this proposed development will have significant adverse effects and should be refused until the issue of traffic flow and existing challenges are addressed.

Observation #3

This proposed development creates privacy, light, noise and overlooking concerns for residents of Prospect Manor bordering it. The 35 metre distance is not achieved in this application. SDCC Development Plan 2016-

5. Grounds

2022, Section 11.2.7 BUILDING HEIGHT – “The proximity of existing houses – new residential development that adjoins existing one and/or two storey housing (backs or sides onto or faces) shall be no more than two storeys in height, unless a separation distance of 35 metres or greater is achieved”. Therefore, this application should be refused.

Observation #4

Noting a total of 131 residential units is proposed. This proposal is an overdevelopment of the site, due to the fact that it is proposed development on a country lane and will have massive impact on already challenging traffic issues, therefore 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

FEM – Received		SHU – Processed	
Initials		Initials	
Date		Date	

Notes