



## 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

Lynda Minnock

(b) Observer's postal address

6 Prospect Drive, Rathfarnham, Dublin 16

## 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.)

Observation 1.

I believe this planning application is almost identical to the previous application made (Ref number ABP-308763-20 which was submitted 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”

From the map showing the proposed development, it is clear, this new submission has not rectified above and still materially contravenes housing policy, this new submission should be refused outright.

Observation 2.

## 5. Grounds

The objective of zoning is to “protect and enhance the residential amenity”. This is not being considered with Stocking Lane, whereby many trees will need to be cut down in order to facilitate such a big development.

Observation 3.

Part V or social housing:

There are 7 blocks of units in the proposed development. All Part V are grouped in Block G and Block H which are in close proximity to each other. 50% of the units in Block H are allocated to Part V. 32% of the units in Block G are allocated to Part V. 0% of units are allocated in the rest of the blocks.

This seems to contravene Part V section 28 of the Planning and Development Act 2000 that states social housing proposals should show “the need to counteract undue segregation in housing between persons of different backgrounds”. I believe the development has not taken this into consideration – and these units need to be spread out more evenly (through the rest of the units).

Observation 4.

Traffic observation: Stocking Lane was originally a small country road. It has more and more estates now accessing it to get to M50 and surrounding roads (Airpark / Scholarstown Wood – along with some traffic from White Pines, given the traffic from Woodstown is even worse). Traffic is already being affected with the revised roundabout at Knocklyon (entrance to the Orlagh Estate) and this will get worse with the huge development under construction opposite St. Colmcilles Secondary School. With the new proposed development on Stocking Lane, with only 1 vehicular access, this

## 5. Grounds

will have significant adverse effects on traffic flows and a local area plan for traffic should be considered before any more development commences.

Consideration should have been given to Airpark having walking / cycling access to Woodfield, hence children could walk / cycle to school – instead of having to be driven down Stocking Lane / Scholarstown. No

consideration seems to be given to the increasing traffic on Stocking Lane.

It is imperative consideration should be given to the local area to address the fundamental traffic challenges in the area.

Observation 5.

The proposed development includes the construction of a new footpath connecting to the existing footpath in Prospect Heath. I understand 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.

Observation 6.

Traffic lights system. In the proposals, a new set of traffic lights will be located on Stocking Lane. This will now be a 4<sup>th</sup> set, (those at the end leading onto Scholarstown, the set just up from them (for residents in the apartments), a new set with proposed development and the existing lights from Prospect Manor to the other side of Stocking Lane. Surely 4 sets of traffic lights so close together will have adverse effects on traffic. Should consideration be given to access through Springvale as opposed to putting 4 sets of traffic lights so close together.



## 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**