

Observation for

311616: Stocking Lane, Ballyboden, Dublin 16. (www.stockinglaneshd2.com)

from Moira Byrne from 44 Springvale, Edmondstown Road, Rathfarnham, D16 P267

The Stocking Lane proposal contains misleading information.

1.1 Misleading planning notice

The planning notice says

- A new pedestrian and cycle access to the Springvale estate to the east.

But in the Landscape Design document it says with Springvale there will also be a

- **Vehicular link with controlled stainless-steel bollard**

In the Planning Report Statement of Consistency and Statement of Material Contravention it says there is emergency access.

Below is taken from document.

12 Access and Traffic

The development provides for a new vehicular access onto Stocking Lane and a pedestrian, cyclists and emergency access to Springvale. It also provides a pedestrian crossing on Stocking

For transparency the notice that was put up in our estate should have said

“A new pedestrian, cycle and emergency vehicle access to the Springvale estate to the east.”

Or

“A new pedestrian, cycle and controlled vehicle access to the Springvale estate to the east.”

1.2 No Gentle Slope

In the Stocking Lane SHD2 Concept Plan and Design Criteria Statement within 4.1 Strengths and Opportunities the 2-meter drop between the site and Springvale is described as a gentle slope.

The field is relatively flat and also gently slopes towards the Owendower River making it relatively easy to drain.

The Landscape and Visual Impact Assessment document states that the site is actually two meters higher than Springvale.

View 4 Existing View

The ground level of the site is c2m higher than the surface of the carriageway

There is no gentle slope and it fails to mention that between the field and the Owendower River is Springvale.

1.3 No Historic Flooding

Site Specific Flood Risk Assessment document says "Review of the available sources of flooding outlined above confirms that there are no identified historic flooding events within or in close proximity to the site."

Did they speak to anyone who lives in this area about flooding or even just googled flooding in this area?



I have witnessed the flooding caused by the manhole outside No 30 Springvale overflowing (see photo below). Is that considered close enough proximity. This is where the proposal plans to send all the extra flow from the new estate. Already the overflow from Irish Water's Ballyboden Water Treatment Plant flows to that manhole. At times it currently cannot handle the existing volumes of water so what will happen if these volumes are increased. It will flow into the residents of Springvale's houses and gardens.

Stocking Lane itself has flooded. There is footage from March 2018. I myself have seen a fast, flowing stream running down Stocking Lane which ending up flooding Boden Park.

1.4 No Water Ponding

Site Specific Flood Risk Assessment document says in the conclusion, it says " The nature of the topography prevents standing water ponding." This is not true here is a photo of ponding in the site.



Planning permission was refused previously due to issues pertaining to surface water.

1.5 Inaccurate View 4 Proposed



Figure 1 View 4 proposed



View 4 is misleading. The new three-storey building on the left appears to be built below the level of the Springvale not above. The site level is at the top of the white dashed wall, here a red line represents site level.

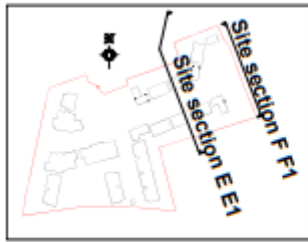
In the Landscape and Visual Impact Assessment document it details how the buildings are at a higher level.

*The buildings are set well back from the road and, **while on a higher level, do not have an overbearing effect on this view. The visual effects of the proposed development on this view will be moderate and positive.***

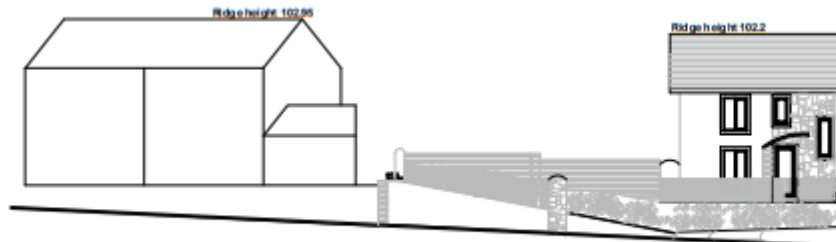
The quality of potential visual and landscape effects were evaluated as follows:

Positive: A change which improves the quality of the visual environment and/or the quality of the landscape character in the view.

They may not have created an overbearing view in their model but in reality, it would be overbearing and negative.



Site section F F1



Section FF1

Here is one of elevation drawings from the proposal that depicts View 4 and once again the fact that Springvale is lower is not correctly represented.

Our house 44 Springvale has moved to be on the same level as the top of the white dashed wall. If our house has been so misrepresented what else is incorrect?

You need only compare to the above visual to see it is incorrect.

Here is a photo that highlights that the field is higher than Springvale. Also the proposed view used does not show the cars that will be parked in Springvale because of the new estate.



If the proposal were granted the proposed houses would overlook our house and front and back gardens resulting in a major loss of privacy.

It would also result in a reduction of our natural levels of light.

2. Visual Environment

In Springvale there is an old stone wall which dates back to 1843. It can be seen in the 1843 map of this area.

The previous Landscape plan vaguely said it will be rebuilt where required but this time there is no clear indication what will happen to this boundary wall.

This old wall adds greatly to the quality of the landscape character and there is no clear commitment to preserving the wall.

The old wall that runs the length of our boundary is both beautiful and charming and is a unique feature in our garden front and back.

The wall is of immense value to us and serves as a focal point. We have an extensively planted garden which includes numerous climbers that have thrived on this wall.

The disruption would be extremely detrimental to us if the wall was pulled down. Here are two photos of the wall in our garden.

There has been no engagement with the residents about their views on the future of this shared wall.



In the Arboricultural Impact Report it says " A total of 29 trees have been shown for removal within categories B & C representing 28% of the total trees on the site.

All of the category U trees which amount 17% of the total trees on the site are to be removed "

In this age where people are planting trees to help the environment it is shocking to be knocking trees.

We will have additional noise disturbance and air pollution.

The removal of trees will alter the landscape and affect the environmental quality of our estate. It will affect the wildlife that live in the field including bats.

3. Proposed vehicular link with Springvale.

The landscape design says with Springvale there will be a "vehicular link with controlled stainless-steel bollard"

The proposal suggests using retractable bollards for vehicles to have access to the new estate from Springvale.

Who will be controlling these bollards?

What is to stop them being permanently down and hence creating a permanent vehicular link through Springvale.

The traffic jam on Stocking Lane can be seen every day so desperate drivers will use this alternative to reach Edmondstown road.

Springvale's roads were never designed to handle increased volumes of traffic.

The road is 3 meters wide and there are two blind 90 degree turns close together (see photo).



Already vehicles have to pull in and reverse in order for cars to pass on a daily basis. A 3-year-old child was knocked down in Springvale in 2013 due to poor visibility on the road. Bin trucks reverse around these bends because there is not enough room to turn.

New residents will have difficulties exiting their estate in the morning using Stocking Lane due to congestion.

Their best option will be to park on the far side of the bollards in Springvale. This will cause more traffic chaos in Springvale.

The roads will be impassable. In a number of estates in this area residents park their cars at the front of the estate to make exiting their estate faster.

Is this what will happen in Springvale with residents of the new estate parking to ensure they can get out in the morning?

Parking is limited in the new estate so they have little choice but to park in the nearest available space. For 131 units there is just 152 residential car park spaces proposed. This means that 110 units will have only one car park space.

What happens in those units with numerous adults say renting? Where will they park? The answer is the nearest available free space which is Springvale.

On numerous occasions already bin trucks have been unable to collect waste from the back of the estate because of parked cars have been blocking the road.

Is this to become a more regular event. This would also stop the fire brigade getting to the back of the estate.

In conclusion this proposal increases flood risk to the area, the visual impact will be negative not positive, it will increase traffic and parking problems in Springvale. We strongly object to this proposal.