

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

Mary Leahy

(b) Observer's
postal address

11 Prospect Meadows
Prospect Manor
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.)

The proposed number of 131 residential units for this site is clearly an overdevelopment. Constant traffic gridlock in the surrounding areas and Stocking Lane has become a growing issue and has not been enhanced by the redesigned roundabouts. Over development as currently outlined will bring traffic to a total standstill on Stocking Lane at peak times. There are periods at present that emergency services would be unable to service areas along Stocking Lane /Scholarstown Road because of serious traffic problems in the surrounding areas. This is a very serious issue as the road structure is not there for further increased volumes of vehicular traffic.

A shop and creche within this site are also going to draw increased traffic onto Stocking Lane. Scholarstown Wood estate has had a big impact on traffic in Stocking Lane and the dwellings on the Cosgrave site when completed are going to cause a massive impact on traffic in the area.

Using public transport as a means of commuting is not even an option for people as there can be no priority given to buses due to the narrow roads in the local area.

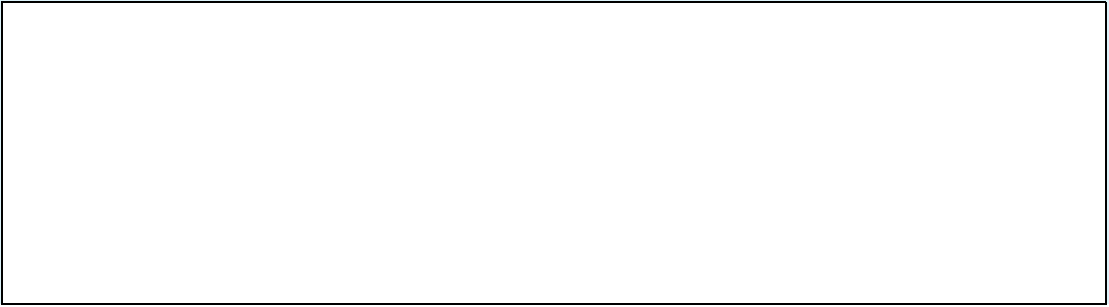
The development is only being accessed from Stocking Lane. No access through Edmondstown Road.

This proposed development contravenes the SDCC Development Pland 2016-2022, Section 11.2.7 Building Height.

The proposed development does not comply with the 35 metre distance, The proposed 4 storey height will invade on the privacy and will be overlooking houses in Prospect Manor also blocking light and could create elevated noise levels. Previous planning application was refused by An Bord Pleanala stating "Having regard to the provision 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 South Dublin County Development Plan 2016-2022.

Based on the above the new proposed development should again be declined on the above grounds plus impacting traffic chaos and the possible serious impact on emergency services gaining access to local locations as stated above.

5. Grounds



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