



## 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

Sean English

(b) Observer's  
postal address

D16X2A3  
16 Prospect View, Stocking Lane D16

## 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.)

#### Overdevelopment of Site

131 units on 2.47 hectares is higher than the 50 dwellings per hectare allowable as per statutory planning guidelines for a site over 3 kilometres from a main town and on a tourist country road to the Dublin mountains which is not on a quality public transport corridor.

#### Building Elevation & Residential Amenity

According to SDCC Development Plan 2016-2022 Section 11.2.7 the proximity of a new residential development to existing houses, two stories in height, shall be no more than two stories in height, unless, a separation distance of 35 meters or more is achieved.

This appears not to be the case with this development.

Therefore, residential amenity is compromised.

#### Trees.

I would be concerned with regards to Tree Felling on and around the site especially in this day and age of environmental awareness and protection of the planet. This protection starts at local level. The rural aspect of Stocking Lane as the tourist route to the Dublin mountains should be retained as should any trees bordering existing residential sites.

## 5. Grounds

Illegal tree felling appears to have occurred on other local sites with little which can be done about it after the deed has been performed. I would trust that no illegal felling occurs.

### Traffic

Traffic on Stocking Lane and onto Scholarstown road is already at extreme levels with huge delays exiting the area. This overdevelopment will only add negatively to this problem affecting the lives of all residents currently living locally especially as there is only one vehicular access which is from Stocking Lane.

## 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**