



## 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

Sarah Lonsdale

(b) Observer's postal address

34 Springvale, Edmondstown Road, Rathfarnham,  
Dublin 16, D16H1X0

## 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)

311616-21

- (b) **Name or description of proposed development**

Stocking Lane, Ballyboden, Dublin 16

- (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.)

To whom it may concern,

I have a number of observations and objections to the proposed plans, mostly based on drainage, and the vehicular and pedestrian access proposed through Springvale. Currently it is listed as 'pedestrian and cycle access to the Springvale estate to the east' however in the documentation it says there will be vehicular emergency access and vehicular link via controlled bollard to Springvale and it feels extremely unlikely that would likely to remain the case and it would end up being a through-road.

Springvale's roads are extremely narrow so access for Emergency Vehicles via Stocking Lane is crucial.

I 100% understand the need to build home here, but to inflict such an effect on neighbouring estates feels highly inappropriate.

There are 5 SHD applications at various stages and soon the local area will be unrecognisable. The infrastructure is simple not in place for the thousands of new homes being accounted for here. The infrastructure and amenities need to come first, then thoughtful, appropriate housing should follow.

I bought my home in Springvale 3 years ago and one of the big factors in this decision, and one of the best parts of creating my home here, is the

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quiet and safe nature of the estate making it an ideal place to raise a family. This proposal alters this greatly. I feel like we are being offered as a sacrificial lamb to offer a poor solution to a problem, which is deeply unfair.

- Drainage; the drawings show that every drain in the proposed development is being routed through Springvale. Our drainage is already at capacity, and after a heavy rain it comes up through manhole covers with flooding to gardens in Springvale already a frequent occurrence. The drainage could not handle the addition of 131 additional households.
- Parking: There are 131 residential units and only 167 parking spaces proposed, only 5 designated Visitor Spaces. This means that if 27% of homes have a second car or a visitor (currently 33% of households in urban areas have 2 or more cars) Springvale will inevitably be used for excess parking that this poorly planned development cannot accommodate. Springvale cannot accommodate this and will result in residents unable to park outside their homes (as well as increased traffic causing safety issues.)
- Safety: There are 3 90 degree bends in less than 100 metres in Springvale so big blind spots for pedestrians, especially children playing and travelling to school. Springvale cannot accept this vehicle access as extra cars on the road will be a massive safety issue.
- Child Safety: to expand on road safety, currently there is a field in Springvale where children and dogs currently play happily and safely, becoming more and more a rarity in current times. This new plan would be a huge safety risk to the families of Springvale.

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- Narrow Roads - The roads are also very narrow with half the homes having one car parked outside on the road outside each day making it already tricky for cars to drive through – if there's a car travelling in each direction, at any point in the day at any part in the estate, there is always a need for one car to pull in and let the other pass. It simply cannot accommodate additional cars. As well as residents of the new development, there would also be many more cars using the route as a shortcut as the road to Stocking Lane has dreadful traffic every day. The traffic lights at Edmondstown Road & Scholarstown Road junction has a Green light for straight through and a (much delayed) Green Light to turn right onto Scholarstown Road, which then leads to another slow to change set of traffic lights to turn left onto Stocking Lane. It is without question impatient drivers going to Stocking Lane/ Scholarstown Wood/ Prospect/ Ballycullen etc will use Springvale and this development as a shortcut.
- Security: Currently Springvale is a secure and safe cul-de-sac. This proposal changes this completely, with people coming and going and using it as a through road, with high increase in things such as crime, theft, antisocial loitering. In a previous estate I lived in South Dublin County Council had routes like this blocked up, after the fact, due to antisocial behaviour.
- Privacy and daylight: due to Springvale being at a lower level our privacy and level of daylight will be greatly compromised. Our gardens will be overlooked by the new buildings, and light will be blocked due to the fact that the afternoon sun passes directly across the proposed development.
- Traffic: Traffic in this area is already at capacity and this proposal is far more dense than is appropriate. Even during Covid times when less

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and less people are off the roads I have spent 5-plus minutes getting from the petrol station on the Ballyboden Road, 900M down the road. The roundabout is at a gridlock at multiple times a day. In normal times, when travelling to and from work, I would be stressed every day getting on to the Edmondstown Road, waiting at lights. It's a narrow country road, and it cannot handle the current level of traffic. For this large addition of homes to go in the roads (Edmondstown, Scholarstown Rd and most critically, Stocking Lane) need to be upgraded FIRST.

- Quality of life – the less tangible observation, ultimately this development would change the entire feeling of Springvale. The quietness, security and safety is the reason most of us chose to make our homes here. If that changes as drastically as these plans intend, outside of our control, it's greatly unfair.

Having recently been through the process of house hunting, I understand the need to build more homes and that this land is a suitable location for houses, but this proposal is not an appropriate option, and seriously negatively affects the people that currently live here.

Kind regards,  
Sarah Lonsdale

## 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**