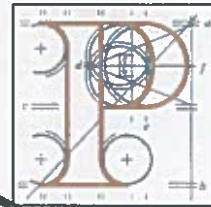


**Our Case Number: ABP-313499-22**

**Planning Authority Reference Number: SD21A/0202**



**An  
Bord  
Pleanála**

South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24



**Date: 09 May 2022**

**Re:** The setback, widening and relocation of a site entrance northwards along the public road, allowing for improved sight lines and it's repositioning, reordering and construction; a new pedestrian entrance; demolition of small shed/garage structure; filling-in of an existing swimming pool; demolition of a portion of the west flanking courtyard wall to re-establish a historic courtyard entrance ( as seen on Historic 6 Inch (1837-1842), Historic 25 inch (1888-1913) maps); construction of 11 residential units located surrounding Rookwood House (protected structure) on it's associated grounds, made up of Section 1: The Gate Lodge consisting of Unit 1, [1.5-Storey two bed, 4 person detached dwelling (83.50sq.m)]; Section 2: Mews Houses consisting of Units 2, 3 & 4, (two storey three bed, four person terraced dwellings (105.10sq.m) and Unit 5 (two Storey, three bed, six person detached dwelling (138.00sq.m) and Section 3: Woodland Houses consisting of Units 6 & 9 (2.5-storey, four bed, six person detached dwellings (152.00sq.m), Units 7 & 10 (2.5-storey, four bed, six person semi-detached dwellings (152.00sq.m) and Units 8 & 11 (2.5-storey, three bed, six person semi-detached dwellings (125.90sq.m) and maintaining the existing Rookwood house (protected structure) as a residential house, as is; 22 car parking spaces, new pedestrian footpaths, internal road network, detailed landscaping, services and all associated works.  
Rookwood, Stocking Lane, Ballyboden, Dublin 16

Dear Sir / Madam,

Enclosed is a copy of an appeal under the Planning and Development Act, 2000, (as amended).

**Submissions of documents etc., to the Board. N.B. Copies of I-plans are not adequate, all drawings and maps should be to scale in accordance with the provisions of the permission regulations.**

1. The planning authority is required to forward specified documents to the Board under the provisions of section 128 and section 37(1)(b) of the Planning and Development Act, 2000, (as amended). Please forward, **within a period of 2 weeks beginning on the date of this letter, the following documents:-**

(i) a copy of the planning application made to the planning authority and a copy of any drawings, maps (including ordnance survey number) particulars, evidence, a copy of any environmental impact statement, other written study or further information received or obtained by your authority in accordance

<b>Tel</b>	<b>Tel</b>	(01) 858 8100
<b>Glaó Áitiúil</b>	<b>LoCall</b>	1890 275 175
<b>Facs</b>	<b>Fax</b>	(01) 872 2684
<b>Láithreán Gréasáin</b>	<b>Website</b>	www.pleanala.ie
<b>Ríomhphost</b>	<b>Email</b>	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

4. As a party to the appeal you may, under section 129 of the 2000 Act, (as amended), make submissions or observations in writing to the Board in relation to the appeal within a **period of 4 weeks beginning** on the date of this letter. Any submissions or observations received by the Board outside of that period shall not be considered, and where none have been validly received, the Board may determine the appeal without further notice to you.

### Contingency Submission

5. If the decision of your authority was to refuse permission, you should consider whether the authority wishes to make a contingency submission to the Board as regards appropriate conditions which, in its view, should be attached to a grant of permission should the Board decide to make such a grant. In particular, your authority may wish to comment on appropriate conditions which might be attached to a permission in accordance with section 48 and/or 49 of the 2000 Planning Act (Development / Supplementary Development Contributions) including any special condition which might be appropriate under section 48(2)(c) of the Act. Any such contingency submission, in circumstances which your authority decided to refuse permission, would be without prejudice to your authority's main submission in support of its decision.

Please quote the above appeal reference number in any further correspondence.

I hereby certify that the planning authority has complied with section 128 and section 37(1)(b) of the 2000 Act, (as amended), and that all material relevant to (ABP-313499-22) the request at 1 on page 1 of this letter has been forwarded.

Signed: \_\_\_\_\_

Print:( \_\_\_\_\_ )

Date: \_\_\_\_\_

Yours faithfully,



Liam Halpin  
Direct Line: 01-8737280

BP07

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoibhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

**Matt Barnes**  
Architect Project Manager



**An Bord Pleanala**  
**64 Marlborough Street**  
**Dublin 1**

**AN BORD PLEANALA**  
LDG- 052074-22  
ABP- \_\_\_\_\_  
05 MAY 2022  
Fee: € 220 Type: CHEQUE  
Time: \_\_\_\_\_ By: Post

**Date: 23.4.2022**

**Re: South County Dublin P.A Reg. Ref: SD21A/0202 - Proposed residential development at Rookwood House, Stocking Lane, Ballyboden, Dublin 16**

Dear Sir/Madam

I represent myself as the adjoining land owner of Coolamber, Stocking Lane, Ballyboden, Dublin 16 to the west of the application site.

I enclose

1. A cheque for €220.
2. The submission to South Dublin County Council.
3. The acknowledgement by South Dublin County Council.

I wish to appeal against one condition 3 (e) in the Planning decision:

*3 (e) Provision of a pedestrian access / footpath (min width of 1.8m) to the potential future access to adjoining lands around unit 4. REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.*

The Coolamber site is subject to a current planning application in process that is on appeal to An Bord Pleanala ref ABP-311559-21 (Registered Ref No SD20A 0002). This proposed pedestrian access point beside unit 4 does not take into account the layout of the planning application on the Coolamber site (see comparisons of site layouts below). There is no other logical spatial option but to place housing in this location. There is no evidence of a circulatory logic to create a footpath access at this point or at any point along the eastern boundary between the Coolamber site and the application site.

In the case whereby a new planning application was submitted for Coolamber for whatever reason in the future, this proposed access point has the potential to cause disruption and damage to the amenity, security and value of any future proposal. There is no specific benefit to the amenity of either the Coolamber development or the Rookwood development. Since there are no existing desire lines across the site and circulation from the Rookwood site would naturally flow north to the main Rookwood entrance in the direction of the schools and services. There is no foreseeable public interest in principle to be served by seeking to interconnect the sites since the Coolamber site will not be taken in charge.

It is submitted that the condition, requiring a link to Coolamber, would severely prejudice the development potential on the Coolamber site and would seriously devalue this property.

The background is the request for further information presented by SDCC under item 3 identifies a lack of connections between the application site and neighbouring site:

*Request for Further Information Item 3*

*There are concerns with the lack of connections and permeability proposed between the application and neighbouring sites, particularly given the planning history of these sites and the fact that the neighbouring sites are zoned for residential use. The applicant is requested to explore opportunities to create connections between the sites and to use green infrastructure to achieve this where possible.*

*Response:*

*The applicant has proposed that two connections to sites to the south-west / west could be facilitated in the future and these are somewhat provided for on the plans, with 1 vehicular connection and 1 pedestrian connection.*

*Assesment:*

*Comhairle Chontae Atha Cliath Theas PR/0488/22 Record of Executive Business and Chief Executive's Order Pg. 33 Assessment The realisation of such links would be a matter for another planning application and reliant upon the consent of the landowner/management company/council (if connecting lands are taken in charge). The links are acceptable in principle. The pedestrian link near unit 4 is not adequately provided for and a footpath between the property and the accessible parking space should be inserted into the final layout. This can be achieved by condition.*

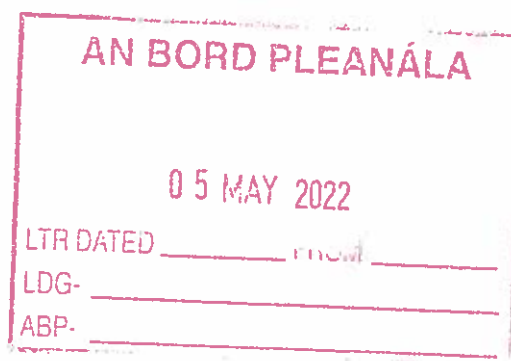
It is submitted that the Local Authority did not assess the principle that these proposed public connections were not identified in the development plan and as such connections requires consent between property owners. The owner of Coolamber does not offer consent to a new planning application establishing a link.

It is requested that an Bord Pleanála remove this condition 3 (e) from a planning permission should one be considered, because there is no evidence of the application of spatial logic that would benefit the amenity of either site or the general public interest.

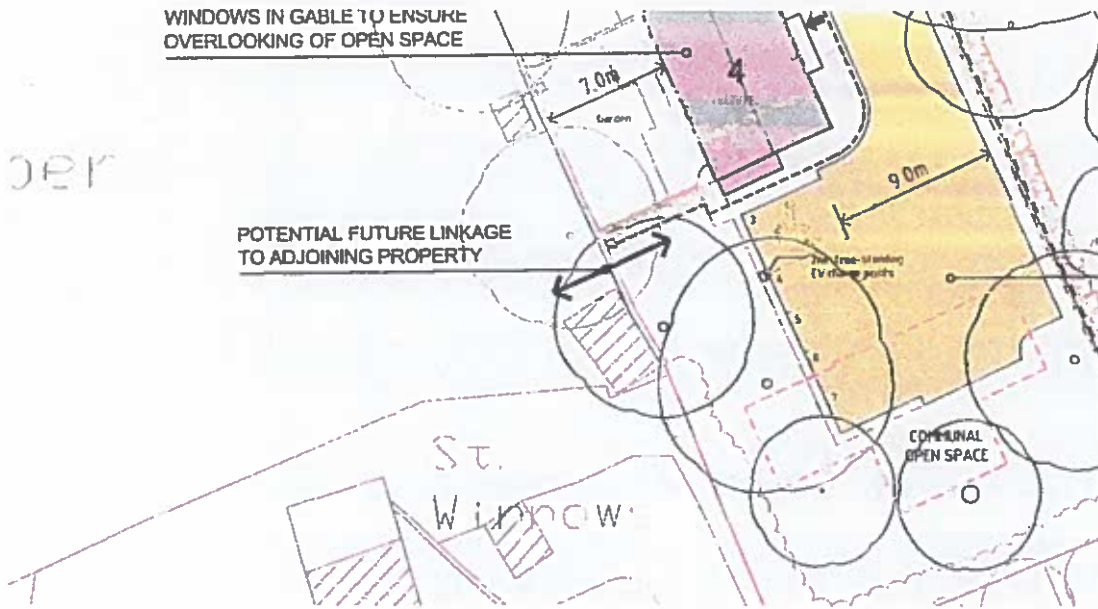
Best regards



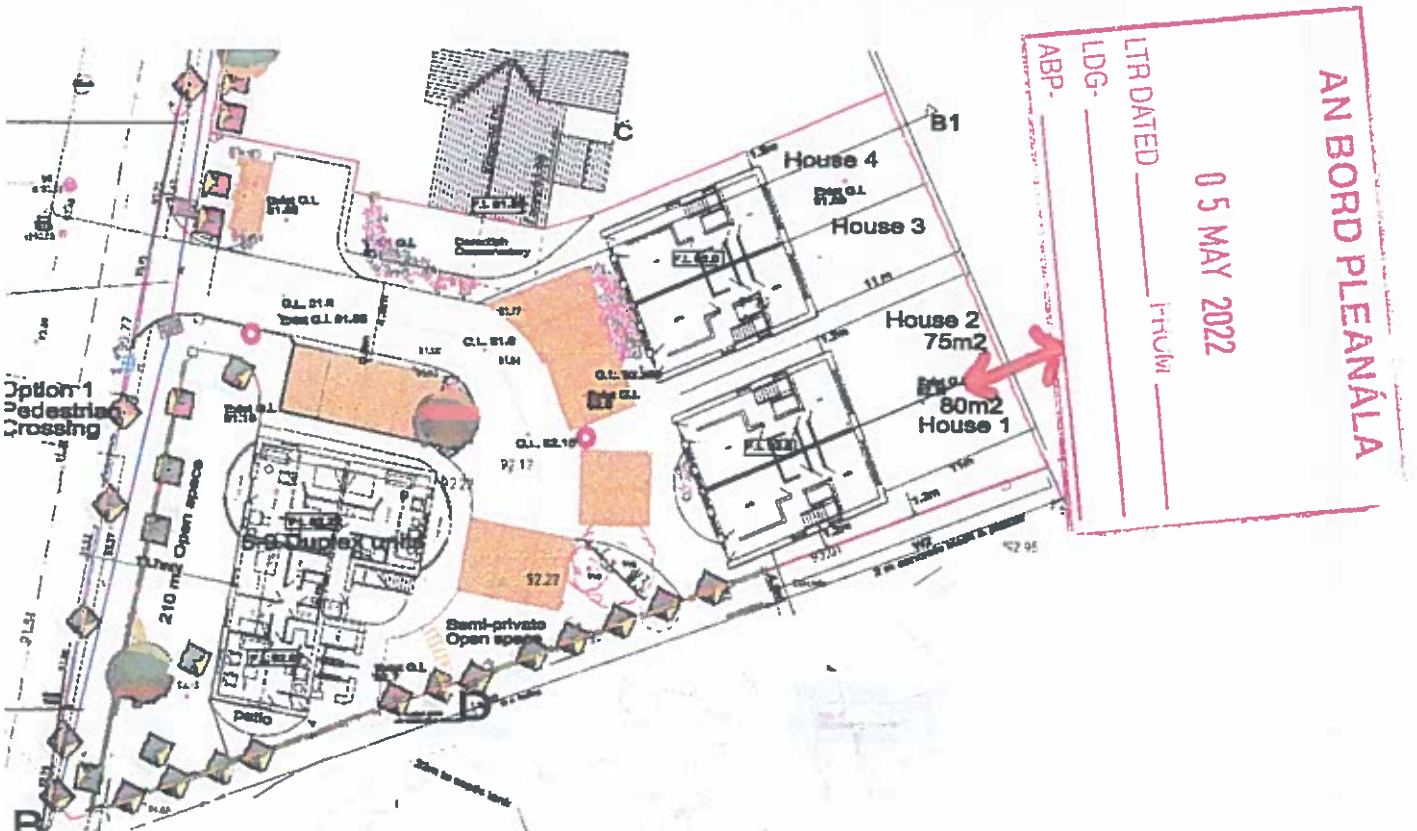
Matt Barnes



Extract from Rookwood Site layout submitted as additional information:



Extract from Site layout for Coolamber (ABP-311559-21) showing a red arrow identifying the proposed location for a pedestrian access under Planning ref: SD21A/0202



Principal : Matt Barnes Dip. Arch. B.sc Arch. FRIAI. VAT: 47464575.  
 Coolamber, Stocking Lane, Ballyboden, Dublin 16.  
 P: 01-4933244. M: 087 2544443. E : mbarnes.land.reg@gmail.com

**Matt Barnes**  
Architect Project Manager



Planning Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

AN BORD PLEANÁLA

05 MAY 2022

LTR DATED \_\_\_\_\_ FROM \_\_\_\_\_

LDG- \_\_\_\_\_

ABP- \_\_\_\_\_

Date: 23.8.21

Re: P.A Reg.Ref: SD21A/0202 - Proposed residential development at Rookwood House,  
Stocking Lane, Ballyboden, Dublin 16

Dear Sir/Madam

We wish to make an observation in relation to the above planning application for 11 residential units at Rookwood House, Stocking Lane. We herewith enclose a payment of €20, payable as the prescribed fee for submission of an observation. Please issue an acknowledgement to the above address.

Matt and Lucia Barnes have lodged a planning application SD21A/0194 on the 0.2 Ha site to the west of the application site.

The distance between the first-floor windows backing onto the mutual boundary in SD21A/0194 is 11 metres.

The distance between the first-floor windows in SD21A/0202 and the mutual boundary is between 6 and 7 metres. It is noted that the first-floor windows are finished in obscure glass that serves bathrooms and landing. This is acceptable to us as long as the planning authority accept the distance of less than 22m when one of the rows of opposite houses has obscure glass to all the windows at first floor, however we request a condition that these windows are not openable.

We are seeking to protect the development potential of our site.

Best regards

*Matt Barnes*

Matt Barnes

Planning Department  
Planning Counter

23 AUG 2021

Received

Land Use, Planning & Transportation Department  
Telephone: 01 414 9000

Fax: 01 414 9104

Comhairle Contae  
An Rannóg Talamhúsáide, Pleanála agus Iompair  
South Dublin County Council  
Email: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

Matt Barnes, Architect  
'Coolamber'  
Stocking Lane  
Ballyboden  
Dublin 16.

AN BORD PLEANÁLA

05 MAY 2022

LTR DATED \_\_\_\_\_

LDG- \_\_\_\_\_

ABP- \_\_\_\_\_

Date: 23-Aug-2021

Dear Sir/Madam,

Register Ref:  
Development:

SD21A/0202

The setback, widening and relocation of a site entrance northwards along the public road, allowing for improved sight lines and it's repositioning, reordering and construction; a new pedestrian entrance; demolition of small shed/garage structure; filling-in of an existing swimming pool; demolition of a portion of the west flanking courtyard wall to re-establish a historic courtyard entrance ( as seen on Historic 6 Inch (1837-1842), Historic 25 inch (1888-1913) maps); construction of 11 residential units located surrounding Rookwood House (protected structure) on it's associated grounds, made up of Section 1: The Gate Lodge consisting of Unit 1, [1.5-Storey two bed, 4 person detached dwelling (83.50sq.m); Section 2: Mews Houses consisting of Units 2, 3 & 4, (two storey three bed, four person terraced dwellings (105.10sq.m) and Unit 5 (two Storey, three bed, six person detached dwelling (138.00sq.m) and Section 3: Woodland Houses consisting of Units 6 & 9 (2.5-storey, four bed, six person detached dwellings (152.00sq.m), Units 7 & 10 (2.5-storey, four bed, six person semi-detached dwellings (152.00sq.m) and Units 8 & 11 (2.5-storey, three bed, six person semi-detached dwellings (125.90sq.m) and maintaining the existing Rookwood house (protected structure) as a residential house, as is; 22 car parking spaces, new pedestrian footpaths, internal road network, detailed landscaping, services and all associated works.

Location: Rookwood, Stocking Lane, Ballyboden, Dublin 16  
Applicant: Brenda Weir  
Application Type: Permission  
Date Rec'd: 20-Jul-2021

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanala if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, [www.sdublincoco.ie](http://www.sdublincoco.ie).

You may wish to avail of the Planning Departments email notification system on our website. When in the *Planning Applications* part of the Council website, [www.sdublincoco.ie](http://www.sdublincoco.ie), and when viewing an application on which a decision has not been made, you can input your email address into the box named "*Notify me of changes*" and click on "*Subscribe*". You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

**Please note:** If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full contents of a planning application.

Yours faithfully,

M. Crowley  
for Senior Planner

