

Alan and Alison McQuinn
32 Prospect View,
Prospect Manor,
Rathfarnham,
Dublin 16
D16W9P8

South Dublin County Council
Planning Department
County Hall,
Town Centre,
Tallaght,
Dublin 24

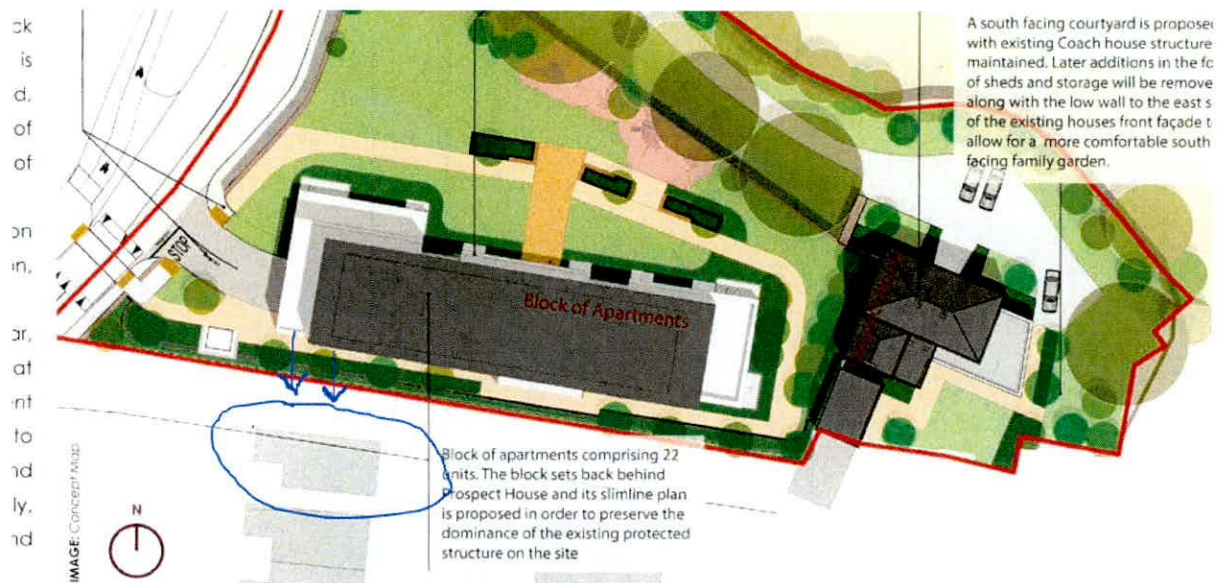
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Date of Payment - July 13th 2022
Receipt Number - T4/0/711202

Dear Sir/Madam,

I am writing to you regarding the planning application for the residential development on Stocking Lane, Ballyboden, Dublin 16, Planning reference No. SD22A/0217.

Our house (32 Prospect View) is a two-story house located adjacent to the site and is one of the closest houses to the proposed development. The boundary wall or our home and garden is located only c.4 meters from the boundary of this site, separated by a narrow laneway.

This means that our kitchen and upstairs windows are in direct view of the balconies and windows of the proposed development, which can be seen in the picture below. Our home is located to the south of the proposed development and our amenity is vulnerable to the loss of privacy due to the distance and sheer height of this development. Any proposal for the applicant site needs to recognise and consider these physical fears.



While we are not against the development of residential properties on the site, we have a considerable concern with the current proposal and would like to raise the following concerns/objections:

- Direct impact and invasion of privacy
 - As we own the property at 32 Prospect View, we are very concerned about the direct impact on us as a result of the proposed development. As the proposed development is 4 stories in height it will directly overlook our property. The proposed development also has several windows and balconies directly looking into the windows on our property. This severely impacts our privacy and will result in our side and front windows on our house being exposed to residents of the proposed development being able to see directly into the bedroom windows on our house. This is not acceptable to us. The height and location of the proposed development are extremely concerning with regards to the impact it will directly have on the privacy of our property.
 - The balconies and windows of this proposed development will directly overlook our back garden and rear windows, which include bedroom windows. H15 Objective 4 states that developments must ensure that opposing balconies and windows above ground floor level have adequate separation distance, design or positioning to safeguard privacy without compromising the residential amenity. Given the height and location of this proposed development this is not the case.

- Appearance, Building Elevation & Residential Amenity
 - The objective of the zoning is to “Protect and enhance the residential amenity”. This proposed development is out of character with the surrounding area/dwellings. It is visually obtrusive and detracts from the character and setting of the adjoining residential area. This is especially true for us as we own 32 Prospect Views that directly border the proposed development. The visual impact of this development will be quite startling. The proposal creates an overbearing and

distortive structure when viewed from Prospect View. The submitted plans seem to have left out the visual perspectives from Prospect View and the residents that will be most impacted.

- This proposed development is inconsistent and incompatible with the existing residences and character of the area and therefore in conflict with the zoning principles to protect and enhance the residential amenity. If the planning department does not agree with our position, then we expect that any proposed development would be of a scale, design and density that would be respectful to the nature of the surrounding area and would not damage our residential amenity to the extent of reducing the value of our home from a quality of life and financial point of view.
- We believe this development comprises an over-development of the site contrary to the South County Council development plan and proper planning and sustainable development of the area.
- We believe that the proposed height and scale of this development would remove all scenic views from our house. A two-storey development would be in keeping with this location and maintain a reasonable level of visibility. The proposed height of this development is out of character with its location and would be visibly obtrusive with an overbearing/overlooking impact.

- Traffic & Traffic Safety

- Traffic on Stocking Lane and the surrounding area is more and more at gridlock. The newly designed M50 roundabouts are severely impacting traffic in the area. The opening of Scholarstown Wood, the development approved at Barnes Field and the Laurel Manor development will all contribute to significantly more gridlock on Stocking Lane and area.
- This development will have further impacts to traffic congestion with no solutions being provided or considered. Also, cars accelerating to safely exit the proposed development could pose further danger to cars exiting from Prospect Manor.
- There is only one bus route servicing this area and the nearest Luas stop is some 7km away (Tallaght).

- Prospect House

- I completely respect the right of anyone to purchase land and their right to apply for planning permission, but I do object in principle to the proposed development as Prospect house and its gardens are a Protected structure and therefore should be protected, by South Dublin County Council, from commercial development.
- This proposal plans internal modification/reconfiguration of and refurbishments to Prospect House. This clearly endangers a protected structure.
- We fully encourage a detailed ecology impact study of the barn which exists on the site to determine if there is an impact to existing natural wildlife.

- Construction
 - The construction of this proposed development is to take place over a period of 18-24 months. The impact that a construction of this nature, so close to our boundary walls, will have on our quality of life for such an extended period of time is immeasurable. Both my wife and I suffer for severe allergies and the air pollution caused by the construction of a building of this scale could have major impacts on our health.
 - The proposed development consists of an underground parking level. This construction will require significant excavation work that risks serious structural damage to our home and other surrounding buildings.
 - The proposed development also increases the risk of flooding given the severity of the groundwork required.

- Density
 - A total of 24 units is proposed for this development. Statutory planning guidelines on sustainable residential development suggest 35 to 50 dwellings per hectare.
 - As this site is a development on a country lane, over 3 kilometres from a main town centre and not on a quality public transport corridor the max units for this site should be aligned more to the lower of the suggested range. This is a low-density area, and this application is being made for a small site that sits within a pre-existing low density residential estate. This is not a high-density location. The South Dublin County Council Development Plan provides guidelines on the residential densities which are not met by this application. H8 Objective 1 promotes higher densities at appropriate locations and appropriate to its location and surrounding context. This application is being made to build within a pre-existing residential estate of two-story homes and is not consistent with the location of the surrounding context of Prospect Manor.

- Trees
 - This proposal will result in the removal of several trees and shrubs which will influence the wildlife. Given the impact the recently approved developments in the surrounding area are already having on wildlife we feel to add this development to the mix will have a detrimental impact on the wildlife and ecology in the area
 - SDCC must ensure trees are protected from damage and illegal felling

- Ambiguity
 - The application and documents submitted appear to omit several key details and is also misleading in certain aspects that make understanding the proposed development's structure, appearance and impact on the surrounding area and residents very difficult.

- Timeline
 - The application has been submitted and is under consideration without due notice given to the surrounding residents and we have not had sufficient time to consider and review the relevant documents.

To Conclude, the proposed development is completely out of character with the current residential property and will severely impact the surrounding residents. To develop a 4-story building in the proposed site is completely unacceptable. The impact on us and the surrounding residents will be of such a severe nature that it will majorly impact residential amenity and quality of life. As stated, we are not opposed to the development of any site, but we are opposed to the development of this building due to the points raised above.

Yours Faithfully,
Alan and Alison McQuinn
32 Prospect View
Prospect Manor
Rathfarnham
Dublin 16
D16 W9P8

**An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department**
Telephone: 01 4149000 Fax: 01 4149104

Email: Planningdept@sdublincoco.ie

**Alan & Alison McQuinn
32, Prospect View
Prospect Manor
Stocking Lane
Rathfarnham
Dublin 16
D16W9P8**

Date: 15-Jul-2022

Dear Sir/Madam,

Register Ref: SD22A/0271

Development: (a) demolition of some existing structures on site; (b) the internal modification /reconfiguration and refurbishment of and extension to Prospect House (a protected structure RPS 340) and the renovation and modification of its associated coach house to provide for a 4-bed dwelling with associated private open space and car-parking provision; (c) the re-opening of a gap between Prospect House and its detached coach house to the rear to provide a gated access into the new communal gardens proposed to the west of Prospect House; (d) Reconstruction of the Gate Lodge (in ruins) to provide for a 2-bed, single storey dwelling 63.4sqm with associated private open space and car-parking; (e) the provision of 1 apartment block (3-storey plus setback penthouse level) to the western side of Prospect House to provide for 22 residential units (11 one bedroom units and 11 two bedroom units) over a single storey basement comprising a total of 25 car parking spaces, 2 motor bike spaces and 40 bicycle parking spaces; The basement will also include associated bin stores, plant and storage rooms; (f) Removal of a portion of the western boundary wall to provide a new vehicular & pedestrian access from Stocking Lane to the new apartment block; (g) All associated hard & soft landscaping, including the provision of a play area and an ESB sub-station & all associated engineering & site development works necessary to facilitate the development, all on a site of 0.51ha at Prospect House (a protected structure RPS 340).

Location: Lands at Prospect House, Stocking Lane, Rathfarnham, Dublin 16, D16 E5D0

Applicant: MSJA Ltd

Application Type: Permission

Date Rec'd: 14-Jun-2022

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 Pleanála 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.

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, 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. Furney
for **Senior Planner**