

To Whom it may concern,

Please find below my objection to a planning application for the proposed development at Prospect House grounds , Stocking Lane, Rathfarnham Dublin 16.

The following are my contact details:

Objectors Name: Sean English
Address: 17 Prospect View, Prospect Manor, Stocking Lane , Rathfarnham
Contact Number: 0857863760
Date of Objection: 14th July 2022 23:45 hrs
Receipt Number: T4/O/711312
Date of Receipt: 14th. July 2022
e.mail: SeanEnglish2002@gmail.com

I have many concerns with the current proposal, and recommend that it should be significantly scaled back to ensure the residential amenity of the surrounding area is maintained. With this in mind, I would like to formally object to the proposed development **SD22/0271** for the following reasons:

Elevation:

Zoning Laws exist to protect & enhance the residential amenity.

The proposed height of this development is completely out of synch and character with the building heights in the established residential area which is on the main tourist route & country road into the Dublin mountains. Four story over basement which is not underground is five story. This proposal, therefore, is in conflict with the zoning principles of SDCC.

It would be made worse again if the site is to be levelled adding further to the overall height. This will have a negative impact on the historical amenity (private back gardens) of some houses on Prospect View (site level is 107.9 meters whereas the site entrance is 104.5 M). The higher buildings on the levelled ground will in fact appear to be higher again than the 4 storey being proposed and appear to contravene the SDCC policy on Residential Building Heights H9 Objective 2.

Protected Structure:

The protection applies to the house itself, including the interior of the house, boundary walls, gates & surrounding lands. The proposal calls for internal reconfiguration & part removal of the boundary wall being part of the protected structure itself, thereby contravening protected structure guidelines.

Density:

The density level when the footprint of Prospect House is excluded is over 50 units per hectare which is higher than the stated density allowable, the site being over 3 kilometers from a main town centre & is not served by high quality public transport leading therefore to use of cars and to increased traffic onto an already very busy country road

Traffic/Roads:

The proposed development will further add to the traffic problems on Stocking Lane and the entrance is on what is already a dangerous bend with a continuous white line. The proposal does not seem to take into account other new developments in the area, Stocking Wood, Laurel Manor & the proposed large development at Barnes Field, therefore resulting in increased traffic leading to gridlock on a county road at peak times.

Trees:

The tree survey calls for regular review of tree health during construction. A current survey would reveal in fact that the trees are very healthy at the moment.

It is proposed to remove 20 mature trees & shrubs which will have a negative impact on wildlife. The proposal appears not to address how it would ensure that no other trees would be damaged during construction.

I would strongly object to an interference with the trees of the site in question, particularly those Prospect Manor housing estate which has nothing to do with this development (whilst accepting that the proposal does not call for any interference.

Sewer Pipe across Prospect Manor Main Green:

The residents of Prospect Manor, on a year on year basis, maintain and upgrade the estate in terms of investment & planting of trees and cutting of grass on the main green without assistance from the council (saving the council funds for other purposes) so it seems against all sense & planning that Prospect Manor itself should be physically impacted by any development.

The proposal calls for a sewer pipe & surface water pipe across an existing water pipe under the Prospect Manor main green & across the roadway to the top of Prospect Grove, impacting all in the Prospect Manor estate.

Wildlife:

There are bats roosting in the grounds of Prospect House and the rush to develop totally dis-regards or show any interest at all on the impact on protected wildlife in the area. There are also swallows nesting on the site every year.

Although there is always need for housing, developments should take into account the surrounding area and the existing buildings around the development. This proposal appears to do none of these, impacts on residents around the site and would likely prove to be a blight on the landscape for tourists and future generations accessing the tourist amenity of the Dublin mountains.

I would appreciate it if you could please acknowledge receipt of my email at your earliest convenience.

Kind regards
Sean English

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

Email: Planningdept@sdublincoco.ie

Sean English
17, Prospect View
Stocking Lane
Rathfarnham
Dublin 16

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**