

Yasmin Madigan,  
22 Prospect View,  
Prospect Manor,  
Rathfarnham,  
D16 HOC1  
14.07.2022

To Whom it may concern,

I live in a property, 22 Prospect View which would be directly looking onto the proposed development, and I am alarmed at the provision of an apartment block in the application. I am not opposed to new development, and I understand the requirement for new housing.

However, the 3-storey apartment block would be a direct contravention of my family's privacy as it would be looking directly into our back garden. I would assume that there have been no CGIs conducted from the viewpoint of the homeowners along Prospect View as if there was, this application would not proceed as it is currently intended. The visual impact from my home would be colossal. The aforementioned loss of privacy, as well as the impact it would have on any sunlight that we get into the garden. We already have issues with light to the back of the property as it is North facing, and this apartment block would exacerbate this and make it a lot worse. This would also impact my ability to sell the property in the future as well as leaving the homeowners with an eyesore to look at every day. The scale of the apartment block is unsympathetic to its surroundings especially its proximity to a listed building.

There are major transport concerns as the traffic is effectively back-to-back up Stocking Lane to the roundabout at the junction with Stocking Avenue every weekday morning during school term time from 7:45 am to approximately 9:15 am. The transport links are currently inadequate with 1 bus serving the area. I wonder have the appropriate traffic studies been carried out. The proposed basement will only attract more road traffic to what is a semi-rural area with already inadequate transport links and chronic traffic congestion.

As previously outlined, I am not averse to development, and I think houses in lieu of the apartment block would be a lot more sympathetic to the surroundings. This would help retain my family's privacy as well as not impact our light. Have the necessary studies in respect light and visual impact been carried out? I would welcome anyone to come and take a proposed CGI view from my back garden to address my concerns. I am sceptical that the developer in question will do this of their own volition as it will highlight the negative impact the proposed apartment block will have on the residents of Prospect View. I would also extend the welcome to anyone from the relevant planning authorities to come out to my garden and see for yourself the visual impact that this proposed development will have on my property.

I have also seen bats in the vicinity of Prospect House at night and I would pose the question has the relative environmental impact been addressed.

I trust that my concerns over the proposed apartment block will be taken into consideration and that this apartment block application will be given due consideration.

Yours Faithfully,

Yasmin Madigan

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

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Ms. Yasmin Madigan  
22, Prospect View  
Dublin  
D16 H0C1

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](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. Furney  
for **Senior Planner**