

South Dublin county council
Planning Department
County hall, town centre, Tallaght, Dublin 24

Name: Lynda Minnock
address: 6 Prospect drive, Rathfarnham, Dublin 16
Date of Payment: 18th July 2022
Receipt Number: T4/0/711635

Dear Sir/Madam,

Regarding the planning application for residential development on
Stocking Lane, Ballyboden, Dublin 16
Planning reference number: SD22A/0271

I would like to raise the following concerns / objections:

1. Prospect house is a protected structure. Every owner and / or occupier of a Protected Structure must ensure that the building, or any element that contributes to its special interest, is not endangered. Endangerment can be caused by deliberate or accidental damage, decay or neglect. I have concerns that this building will not be protected with the building work being proposed to renovate and extend the house.
2. Density: 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 i.e. 16
3. Appearance, Building Elevation & Residential Amenity: This proposed development is inconsistent, incompatible with the existing residences and character of the area and therefore in conflict with the zoning principles to protect and enhance amenity. A development similar to that opposite it i.e. Airpark would be more suitable i.e. 2 /3 storey houses.
4. Traffic and Traffic safety: The traffic already on Stocking Lane (in particular at early mornings and early evenings) provides delays for those coming out of Stocking Lane. Residents from Scholarstown Wood, Airport, White Pines and other estates on Stocking Avenue are all using this country road. 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 at Prospect House will have further impacts to traffic congestion with no solutions being provided or considered. Also, cars accelerating to safely exit the Prospect House Development could pose further danger to cars existing from Prospect Manor.
5. Sewer Pipe and Prospect Manor Main Green: The new development proposes to dig up Prospect Manor's main green to lay a foul sewer pipe and a surface water pipe which will cross an already existing water pipe under the main green. The foul sewer pipe will be laid across the entrance roadway to the top of Prospect Grove. The proposed development should look for an alternative solution for the sewer pipe. The residents of Prospect Manor have been maintaining this green themselves and paying for grass cutting / flower planting etc. Will the developer leave it the way it currently is?
6. Trees: This proposal will remove over 20 trees and shrubs which will have an effect on the wildlife. SDCC must ensure trees are protected from damage and felling.

7. Prospect View: The residents of Prospect view are already being affected by the building works going on at Laurel Wood. Residents on Prospect View will have a lot of specific issues to deal with including invasion of privacy, construction close to boundary walls, noise etc..

Yours sincerely,

Lynda Minnock

Telephone: 01 4149000 Fax: 01 4149104 Email: Planningdept@sdublincoco An Rannóg
Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department.ie

Lynda Minnock
6, Prospect Drive
Dublin 16

Date: 20-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**

