

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

From:
Mary Leahy
11 Prospect Meadows,
Rathfarnham,
Dublin 16
D16 Y6W

Fee Payment Date: 18th July 2022

RE: Planning application for the residential development on:

Stocking Lane, Ballyboden, Dublin 16 - Planning Reference No. SD22A/0271

Dear Sir/Madam

I would like to raise the following concerns regarding the above planning application:

1. Prospect House is a protected building and modifying it and refurbishing it may endanger its protection status.
2. The 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 the residential amenity.
3. 24 units in the proposed development will a further impact on traffic on Stocking Lane. Exiting from Prospect Manor can be extremely difficult and hazardous at times. The new Scholarstown Wood development has already impacted on the traffic in the area. The development approved for Barnes Field and the Laurel Manor development will contribute to more gridlock on Stocking Lane and pose further risk when trying to exit from Prospect Manor. I would have serious concerns about the accessibility of emergency services like fire brigade, ambulance, etc to Prospect Manor at certain times. The general traffic gridlock in this area is a serious cause for concern particularly since the new design of the M50 roundabouts and the new layout of Scholarstown Road in the Knocklyon Community School area. Indeed the volume of traffic that will ensue in the area from the new Two Oak development opposite school is hugely concerning.
4. The foul sewer pipe and surface water pipe that is proposed to run through

Prospect Manor green area from this development is a big cause for concern. A better alternative should be found by the developers. These pipes would have to cross a public water supply pipe. Sewage pipe or storm water pipe crossing a public water supply pipe questionable apart from the damage that will be caused to Prospect Manor Green and the loss of this green space while these works are underway. The disruption alone to all residents of Prospect Manor by taking these proposed pipes across Prospect Drive at entrance to estate is a huge concern. We can already encounter manhole covers lifted on Stocking Lane when we have torrential rainfall causing serious traffic safety concerns and surely must be considered a Health and Safety issue - will this storm water pipe further impact on this serious and dangerous issue. Could this sewage pipe also impact on current sewage system in Prospect Manor by overloading?

5 South Dublin County Council must ensure trees are protected from damage and felling.

I am not opposing developing this site to provide much needed accommodation but the proposed development needs to be greatly reduced and re-designed to blend in with surrounding residences and landscape without impinging on view of the protected Prospect House. Sufficient green space and play areas also need to be provided.

I would be grateful if you would take note of my concerns when considering this planning application.

Yours sincerely
Mary Leahy

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

Mary Leahy
11, Prospect Meadows
Rathfarnham
Dublin 16
D16 Y6W

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**

