

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

Name:  
Guy Montgomery

Address:  
39 Prospect View  
Stocking Lane  
Rathfarnham  
Dublin 16

Date of payment for objection :  
15/07/2022

Receipt No.  
T4/0/711552

Dear Sir/Madam,

Regarding the planning application for residential development on:  
Stocking Lane, Ballyboden, Dublin 16  
Planning reference No. SD22A/0217.

Please find attached the receipt for the payment of the fee.

As a resident of Prospect View in Prospect Manor, I wish to object to the planning application SD22A/0271 on the following grounds.

**Density.**

The proposed development is for 24 units on 0.462 hectares. The recommended density for built-up urban areas is 35-50 units per hectare, with higher densities needing to be located close to amenities and quality transport. The suggested range for a site this size is 16 to 23 units but there are guidelines for when the upper range is suitable. Chapter 5 of the "Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas" states that higher densities should be located on lands within existing or planned transport corridors. Currently, the area has inadequate public transport and the new proposed Dublin Bus network does not address this. The new network will have a single bus route that comes down Stocking Lane and it will require a bus change if going into town. There is no Luas or Quality Bus Corridor serving the area. As a consequence, most residents of the proposed development will be forced to use cars and Stocking Lane will become even more congested.



The guidelines also recommend that a development of the proposed higher density should be in close proximity to an urban centre. It is over 1km to the local shop and even further to services such as doctor, dentist, childcare and supermarket. It is over 3km from a main town centre.

The proposal is an overdevelopment of the site which is totally unsuitable for the volume and density proposed. Any development of this site should be towards the lower end of the range.

### **Height.**

The application for a block comprising 3 storeys plus penthouse level over car park basement ignores the topography and elevation of the site. The development would be overbearing to the area and impact the amenity. It is notable that the submitted plans do not include a proper visualization of the development relative to neighbouring houses on Prospect View where it would be particularly oppressive. The visualizations that are shown in the application are from the far side of the main green area in Prospect Manor with the trees on the green masking the height. It also fails to show the impact when closer to the boundary wall between the site and Prospect Manor's main green area.

### **Prospect House.**

The proposal is to modify and restructure the internal area and add an extension. Prospect House is a protected building and these proposals do not respect that fact.

### **Sewer Pipe.**

The proposal is to dig up Prospect Manor's main green area to lay a foul sewer pipe and surface water sewer pipe. The green is maintained by the residents of Prospect Manor without any help from SDCC. The development must find another solution for its sewer pipe.

### **Trees and hedgerows.**

The application calls for the removal of 20 trees and shrubs which will affect the local wildlife and SDCC must make sure that trees are protected from damage and being cut down.

### **Traffic**

Stocking Lane is already backed up to a standstill during the school year. The development of Barnes Field and Laurel Manor and the opening of Scholarstown Wood will all contribute to gridlock on the country lane of Stocking Lane and this development will add to it while no solution is being provided or considered to improve the situation. Public transport provision is disastrously inadequate and will remain that way under the new bus network.

I submit that the application is rejected on the above grounds.

I would like to make clear that I don't object to development of the site so long as it is not overdevelopment, it protects the ecology, is in sympathy with the surrounding houses and it also respects the topography and elevation of the site.

Thank you for taking the time to read my objections.

Yours sincerely,



Guy Montgomery



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

**Guy Montgomery**  
**39, Prospect View**  
**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](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**

