

Dear Sir/Madam,

I wish to object to the above planning application for the following reasons.

Prospect House is a protected structure and must be protected from any unauthorised modification internal or externally. Builders are notorious for ignoring these regulations and a large number of protected buildings have been torn down or cannibalised by unscrupulous builders who have no regard for the environment of any regulation, only profit.

Residential Amenity

The objective of the Council's zoning regulation is to "Protect and enhance the residential amenity of the area"

This development is totally out of character with the surrounding area and dwellings in the area.

Trees.

With climate change having a profound effect on our planet and with temperatures reaching into the 30's, it is absolutely imperative that the council protect the existing 20 plus mature trees and shrubs that enhance our environment and help with taking car emissions out of the air caused by the massive car traffic now travelling up and down Stocking Lane from previous developments approved by the council.

Sewer Pipe across Prospect Manor Main Green

The developer proposes to dig up the main green, an amenity area used by the residents and their children on a daily basis.

This would mean a huge disruption to the residents and their children in using this essential amenity which enhances their health and wellbeing.

The Residents Association has maintained the green area to a very high standard without any support from the Council.

Traffic volume.

This development will add further to the manic traffic congestion experienced by residents of all developments on Stocking Lane and above.

The council needs to take notice of how they are having a serious effect on the environment and traffic volumes as Stocking Lane has become a huge car park due to the volume of traffic on the Lane.

The situation is going to get much worse as developments above Prospect Manor come on stream without any infrastructure being in place.

A further 600 to 1000 cars will be added to the area when "Two Oaks " comes on stream later in the year.

And add this to Orlagh Grove roundabout which the council in its wisdom reduced to one lane causing massive traffic jams even on a Sunday.

The car emissions from the area must be enormous as the council continues to ignore the local residents' concerns in favour of builders and developers forgetting that the local residents elected them.

Yours sincerely

Gerry O Connor

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Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department.ie

Gerry O'Connor
1A, 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.

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**

