

South Dublin County Council

Planning Dept

County Hall, Town Centre, Tallaght, Dublin 24

Name: Nadine and Paul Murphy

Address: 28 Prospect View, Prospect Manor, Dublin, D16 E1W6

Date of Payment: 15.07.22

Receipt No: T4/0/711SS7

Dear Sir/Madam

Regarding the planning application for residential development on:

Stocking Lane, Ballyboden, Dublin 16

Planning reference No. SD22A/0271

We would like to raise the following concerns/objections:

- The proposed apartment block 4 stories in height with an underground parking facility makes this a 5 story building, the height, massing and scale of this building is not fitting with the current amenity. It simply feels 'out of context'. There are no 4 or 5 story buildings in the residential area, this is a huge cause of concern to us as not only will it tower over the area but it towers directly over peoples back gardens.
- The proposed apartment block will provide its residents with balconies that look out over the area. These balconies provide a direct view into peoples back gardens namely on Prospect View. This is a huge breach of privacy which is unacceptable. The limited separation between the new structure and curren homes in Prospect result in an overbearing structure. The new structure would seriously damage the local amenity and its residents, of whom we are. The zoning objective of the area is to protect and/or improve residential amenity and the scale and intrusiveness of this proposed building is in direct contrast to this.
- The density of the proposed site is proposed at 24 units. Using statutory planning guidelines (35 to 50 dwellings per hectare) that site of Prospect house 0.462 hectares would suggest a maximum development of 23 units. The proposed site iis in direct breach of statutory guidelines. Again this is unacceptable and shows the developer has little care for the local amenity or county rules.
- Stocking Lane is an already congested road. At present there are Prospect Manor, Scholarstown Wood, Airfield, Rookwood all feeding traffic onto the small country lane of stocking lane. Barnes Field and Laurel Manor are new developments being built that will provide more traffic on Stocking Lane. There is a serious concern for traffic density and grid lock traffic. The area is too densely developed as is. This new site at Prospect House will add to this problem and there are no solutions or considerations for this.

Kind regards

Paul & Nadine Murphy

South Dublin County Council
Planning Dept
County Hall, Town Centre, Tallaght, Dublin 24

Name: Nadine and Paul Murphy
Address: 28 Prospect View, Prospect Manor, Dublin, D16 E1W6
Date of Payment: 15.07.22
Receipt No: T4/0/711SS7

Dear Sir/Madam

Regarding the planning application for residential development on:

Stocking Lane, Ballyboden, Dublin 16
Planning reference No. SD22A/0217

We would like to raise the following concerns/objections:

- The proposed apartment block 4 stories in height with an underground parking facility makes this a 5 story building, the height, massing and scale of this building is not fitting with the current amenity. It simply feels 'out of context'. There are no 4 or 5 story buildings in the residential area, this is a huge cause of concern to us as not only will it tower over the area but it towers directly over peoples back gardens.
- The proposed apartment block will provide its residents with balconies that look out over the area. These balconies provide a direct view into peoples back gardens namely on Prospect View. This is a huge breach of privacy which is unacceptable. The limited separation between the new structure and current homes in Prospect result in an overbearing structure. The new structure would seriously damage the local amenity and its residents, of whom we are. The zoning objective of the area is to protect and/or improve residential amenity and the scale and intrusiveness of this proposed building is in direct contrast to this.
- The density of the proposed site is proposed at 24 units. Using statutory planning guidelines (35 to 50 dwellings per hectare) that site of Prospect house 0.462 hectares would suggest a maximum development of 23 units. The proposed site is in direct breach of statutory guidelines. Again this is unacceptable and shows the developer has little care for the local amenity or county rules.
- Stocking Lane is an already congested road. At present there are Prospect Manor, Scholarstown Wood, Airfield, Rookwood all feeding traffic onto the small country lane of stocking lane. Barnes Field and Laurel Manor are new developments being built that will provide more traffic on Stocking Lane. There is a serious concern for traffic density and grid lock traffic. The area is too densely developed as is. This new site at Prospect House will add to this problem and there are no solutions or considerations for this.

Kind regards

Paul & Nadine Murphy

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

Nadine & Paul Murphy
28, Prospect View
Rathfarnham
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**

