

To:

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

Name:

John and Patricia Brennan

Address:

30 Prospect Meadows, Rathfarnham, D16 R5H9

Date of Payment:

12 July 2022

Receipt Number:

T4/0/711083

Dear Sir/Madam,

Regarding the planning application for residential development on:

Stocking Lane, Ballyboden, Dublin 16

Planning Reference No. **SD22A/0271**

First of all we would like to state that we do not oppose the site being developed and we acknowledge this application has tried to make improvements compared to the previous applications. That is appreciated. We like the idea that Prospect House would be considered one unit and therefore the ultimate owner would be responsible for the protected structure. We also like the plans for the The Gate Lodge being a 1 story unit. These both feel consistent with the residential amenity of the area.

#### **4 Story Apartment Block**

Were we would like to raise most of our concerns is with regards to the 4 Story Apartment Block over a basement. Stocking lane is a country lane over 3 kilometres from a main town centre of Rathfarnham and is not on a quality public transport corridor. While the planners have tried to hide this structure as much as possible from Prospect Manor's main green in doing so they have significantly impacted residents on Prospect View. These residents will see a huge apartment block. This has to be considered totally inconsistent and incompatible with the existing residences and therefore in conflict with the zoning principles to protect and enhance the residential amenity of a country lane. The application completely leaves out these views and if they did it include them, it would only support this conclusion. Our opinion is the max height of any apartment block structure should be three stories for this site. This would help with the residential amenity and also reduce the density to a more appropriate level for the site location.

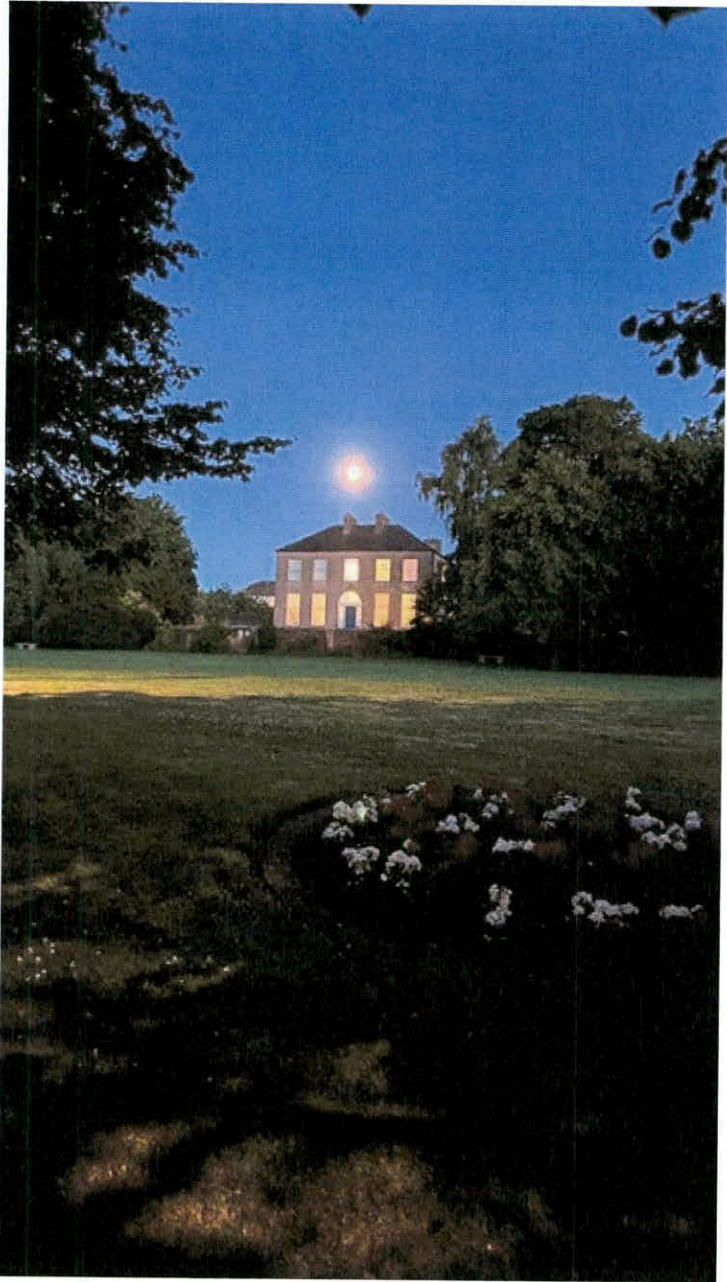
#### **Prospect Manor Main Green**

The main green in Prospect Manor is visually striking when you drive into the estate. It is one of the main features that set Prospect Manor apart from other estates. It is the heart of the estate, is used all year around by young and old, and the residents invest a lot of time and effort to manage and maintain as evident in the photo's below:













This main green is at risk with the development in this application. We believe there is a planned sewer pipe that will cut across the green and cross over an existing water mains pipe. It is not clear how long these proposed works will take but we feel this proposal is unacceptable, will adversely impact our community, will risk damaging our green and will put at risk mature trees on our green. We very much feel an alternative solution must be found.

### **Traffic**

Traffic on Stocking Lane and the surrounding area is more and more at gridlock. The newly designed M50 roundabouts are severely impacting traffic in the area. The opening of Scholarstown Wood, the new approved development 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 exiting from Prospect Manor. In our opinion, traffic has to be considered when reviewing this application.

### **Trees**

This proposal will remove of over 20 trees and shrubs which will have an effect on the wildlife. We ask SDCC to ensure the minimum amount of trees are impacted from this development.

### **Prospect View**

Prospect View residents will have a lot of specific issues to deal with regarding this application. It feels like the application fails to provide information or address:

- Potential invasion of privacy issues
- Construction impact close to boundary walls
- Noise concerns
- Height and measurement impacts compared to existing Prospect View structures
- Failed to provide "Verified View Montages" that would visually show these impacts





**Conclusion**

Because of the concerns raised above, we feel that this application should be refused but also want to acknowledge the application has made improvements from previous applications.

Yours Sincerely,

John & Patricia Brennan

PS. Please see below email €20 receipt for this submission from SDCC



**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
Telephone: 01 4149000 Fax: 01 4149104

Email: [Planningdept@sdublincoco.ie](mailto:Planningdept@sdublincoco.ie)

**John & Patricia Brennan**  
**30, Prospect Meadows**  
**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 Department's 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**

