

56 Prospect Meadows
Prospect Manor, Ballyboden
Dublin 16,
Ireland D16K2N2
Date: 16/07/22

The Secretary
South Dublin County Council
Planning Department
County Hall, Town Centre, Tallaght, Dublin 24
Dublin 1

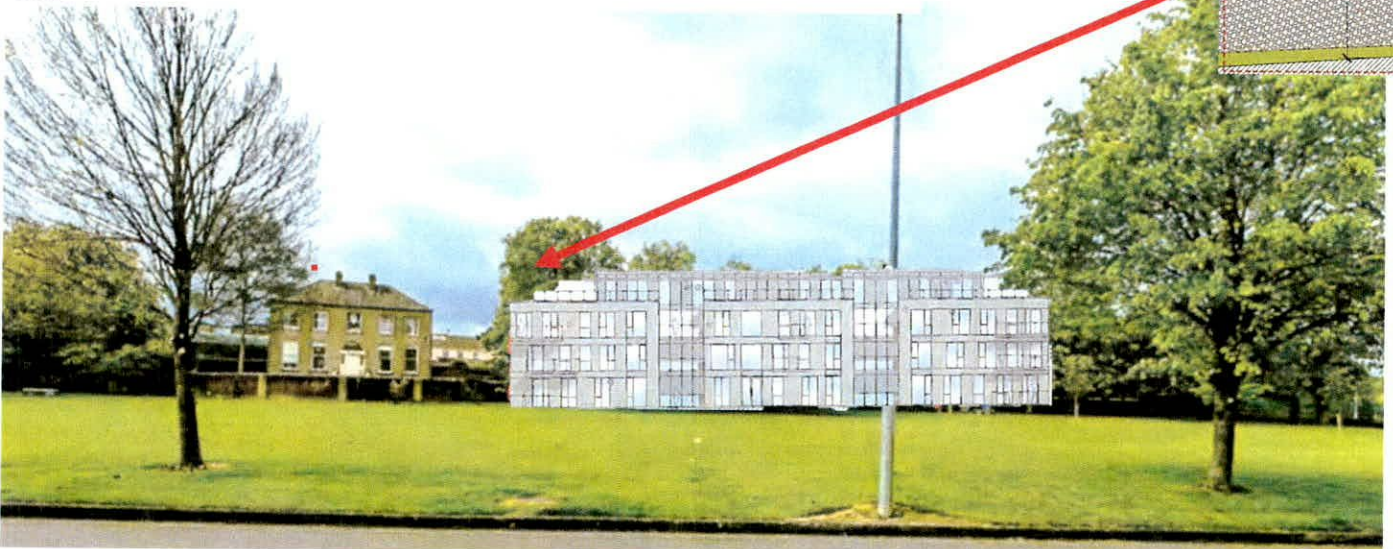
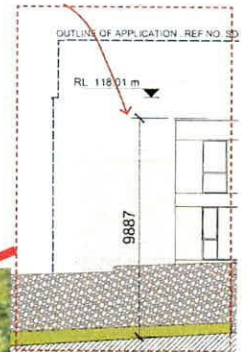
Planning Reference: PLOB SD22A/0271
SDCC Planning Receipt No: T4/0/711626, paid 18/7 @ 10.32am

Dear Sir / Madam

I'm writing to make an submission regarding a planning appeal for the proposed development at Prospect House, Stocking Lane (SDCC planning ref **SD22A/0271**). While I am not opposed to the development of the site, I have considerable concerns with the current proposal, and recommend that it should be significantly scaled back to ensure the residential amenity of the surrounding area is maintained. With this in mind, I would like to formally object to the proposed development for the following reasons:

1) **Elevation & Scale:**

The proposed height of the development is not in keeping with surrounding buildings in the vicinity or does not account for the natural gradient of the hill coming down along Stocking Lane. To be specific the development will be "a four-story building block over a basement carpark" (quoted from planning application), adjacent to a protected Georgian Structure (house which is less height than the proposed Development), while facing onto two story houses (within Prospect Manor).



- **Site Elevation:** This development is completely inconsistent with existing residents who share a boundary with the site. The visual impact of the proposed development is totally out of character with the area. Therefore it is in conflict with the local Zoning principles which are meant to enhance and protect the local residential amenity.
- **invasion of privacy:** Residents of Prospect View are facing onto the development and with the removal of existing trees rather than their additional planting, this will result in an invasion of privacy.

2) Traffic volumes and safety:

In recent months Stocking Lane has become increasingly busy with traffic. In fact at peak times the traffic is backed up into the estate along Prospect Drive making it difficult to exit Prospect Manor. It can actually be dangerous to exit Prospect Manor, with cars exiting having to shoot out between cars coming down the hill along Stocking Lane. This all further increases the risk of an accident to school children walking to school. We are supposed to be encouraging people to avoid using the car for short journeys!!

Planning permission recently been granted for a site adjacent (Rosemount Properties Limited, SD20A/0170 – 24 houses) to this proposed development. Additionally, another developer has made a number of attempts to gain planning permission for a site lower down Stocking Lane (bordering the lower boundary of Prospect Manor) for both houses and apartments. All which will increase the level of traffic assessed in any current traffic surveys used for this proposed development in Prospect House. This hazard will be further increased with cars exiting from the new development which is proposed to be less than 100m from the current Prospect Exit. On exiting Prospect Manor, the new exit will be on a bend where there is currently an unbroken white line and partially obscured (assuming the existing wall surround at the existing Prospect House gate is retained.).

There is insufficient visitor parking within the Proposed Development resulting in the potential for visitors to park along the adjacent Prospect Drive, within Prospect Manor Estate. Such parking at this location forces traffic entering Prospect Estate to stop to allow right of way to vehicles exiting Prospect Manor. This poses a serious potential collision risk to subsequent vehicles turning into Prospect Manor. Will SDCC or the Developer be liability in the case of an accident arising from visitor parking just within Prospect Manor entrance as a result of people visiting this development?

3) Detrimental influence upon landscape within Prospect Manor Estate:

The Residents of Prospect Manor have voluntarily contributed towards the cost of landscaping and maintaining the grounds within the estate for the past 19 years. This has saved SDCC substantial costs during this period (For example the Residents will contribute in excess of €8,000 toward landscaping & grass cutting, during 2022 alone). The proposed development has disregarded this fact and intends to:

- connect to surface water to existing drainage within Prospect Manor. As well as connecting to a system not designed for the additional development, this will require digging up the main green (see drawings on next page taken from the planning application to confirm this)
- Trees – there are legitimate concerns that none of the trees will survive this development, destroying a significant tree canopy and stripping the landscape of a significant natural asset (see initial drawing on page one)



According to the South Dublin County Council Development Plan, this site is zoned as Residential, with an *objective to protect and/or improve the residential amenity*. In my view the proposed development neither protects or nor improves the residential amenity and is in fact injurious to it. I hope you will give my submission your consideration when reviewing the planning application for the proposed development of Prospect House.

Yours Sincerely

David Kelly

David Kelly

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

Email: Planningdept@sdublincoco.ie

David Kelly
56, Prospect Meadows
Prospect Manor
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**

