

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

Name: David Cotter
Address: 10 Prospect Drive, Prospect Manor, D16 E8W9
Date of payment: 18/7/22, 9.05am
Receipt Number: T4/0/711615

Dear Sir/Madam,

Regarding the planning application for residential development on:
Stocking Lane, Ballyboden, Dublin 16
Planning Reference No. SD22A/0271

I would like to raise the following concerns:

-This site is on a country lane that is 3km from a main town centre. It is not adequately supported by public transport so the max units for this site should be aligned more to the lower number of units of the suggested range. A total of 24 units is proposed for this development. Statutory planning guidelines on sustainable residential development suggests 35 to 50 dwellings per hectare. The proposed site is on 0.462 hectares so the suggested range would be 16 to 23 units.

-Traffic congestion is already a problem on Stocking Lane, given the new housing developments of Scholarstown Wood, Barnes Field, and Laurel Manor. On morning journeys during the school year the traffic is backed up for over a kilometre, before 8am. To get to the M50 from Prospect Drive, Stocking Lane, which is a 2km journey, currently takes 30 minutes by car before 8am on a school morning.

-All structures within close vicinity of this new development are two storey houses only. A four storey structure comprising 1 and 2 bedroom units is not in keeping with the area. The proposed development is inconsistent and incompatible with the existing residences and character of the area, and therefore in conflict with the zoning principles to protect and enhance residential amenities.

-As 50% of the units are 1 bedroom capacity, the development is clearly aimed at college students. There is inadequate public transport in place for connections to UCD, DCU, and Griffith College.

Please see attached receipt of €20 for this submission.

Yours Sincerely

David Cotter

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

Email: Planningdept@sdublincoco.ie

David Cotter
10, Prospect Drive
Stocking Lane
Rathfarnham
Dublin 16
D16E8W9

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**

