

South Dublin county council
Planning department
County hall, town centre, Tallaght, Dublin 24

Allison Gahan

4 prospect drive
Stocking lane
Rathfarnham
Dublin 16 D16T2V6
Payment :- 15/07/2022
Receipt No :- T4/0/711529

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/objections:

- 1) The proposed plans for adjustments to Prospect house, may affect the structure of a protected structure.
- 2) The density of the proposed development plans are above the statutory planning guidelines for a country lane, that are 3 kilometres away from a main town centre or on a quality transport corridor.
- 3) The proposed plans are incompatible with the character of the surrounding existing structures, and thus far are in violation of the zoning principles to protect residential amenities.
- 4) The proposed plan will indeed have a shocking effect on an already log jammed traffic situation on Stocking lane and scholarstown road, during peak times .
- 5) The proposed plan should look for an alternative route for the sewer pipe.
- 6) SDCC must ensure the protection of establish trees from felling, as they harbour many wildlife, including Bats.
- 7) I feel that my amenities and privacy will be reduced and/or affected.

Thank you for your consideration
Yours sincerely
Allison Gahan

P.S. please find attached email receipt for submission of €20.00 above.

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

Email: Planningdept@sdublincoco.ie

Alison Gahan
4, Prospect Drive
Rathfarnham
Dublin 16
D16T2V6

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**

