

South Dublin County Council
Planning Department
County Hall, Town Centre, Tallaght, D24

Name: Richard McConnell
Address: 15 Prospect View, Stocking Lane, Rathfarnham D16P9N2
Date of Payment: 15 July 2022
Receipt No: T4/0/711464

Dear Sir/Madam,

I wish to write in relation to the planning application for residential development on:

Stocking Lane, Ballyboden, Dublin 16
Planning Reference No. SD22A/0271

I have a number of concerns about this proposed development.

You will see that the density of the proposed development (24 units) is in excess of the 35 to 50 dwellings per hectare suggestion of statutory planning guidelines. The site is only 0.462 hectares (with a suggested range of 16 to 23 units). Given that the location is on a country lane over 3km from a main town centre, and that the site is not connected by a quality public transport corridor, it would seem that the proposed development is excessive. A development with total units on the lower side of the suggested range would appear to be more appropriate in this case.

Furthermore, the elevations presented in the application demonstrate that this development is out of character with the surrounding area and houses. The applicant appears to have omitted visuals that would show just how obtrusive the proposed buildings will be when viewed from Prospect View. The proposed development is incompatible with the character of this residential area and appears to be in conflict with the zoning principles that aim to protect and enhance the residential amenity. The character, design and cumulative impact of the proposed buildings will detract from that of Prospect House, which is a protected structure.

I have grave concerns about the impact of this proposed development on the traffic and road safety in the vicinity. It is increasingly difficult to exit Prospect Manor estate safely due to the volume of traffic from recent developments. The proposed development will add to this and create even more congestion and traffic safety issues. Cars accelerating to safely exit the proposed development will pose a danger to road users on this already busy lane.

I am concerned about the removal of over 20 trees and shrubs to facilitate this development. This will have an excessively negative impact on wildlife and biodiversity in the area.

Also, you will see in the proposals that the main community green in Prospect Manor will be dug up to facilitate a foul sewer pipe and surface water pipe. This is an unfair intrusion on our main community green where children play and people enjoy the outdoor space. This is unfair intrusion given all the traffic and noise disruption we would also expect with an extended period of development. The developers should look for an alternative solution to the sewer pipe.

Thank you for considering my concerns, and I am attaching screenshots of the receipt for the Euro20 fee.

Yours sincerely,

Richard McConnell

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

Email: Planningdept@sdublincoco.ie

Richard McConnell
15, Prospect View
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 Department's 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**

