

# PATRICK JOYCE ASSOCIATES

Consulting Engineers

2 Prospect Grove,  
Stocking Lane,  
Rathfarnham,  
Dublin 16

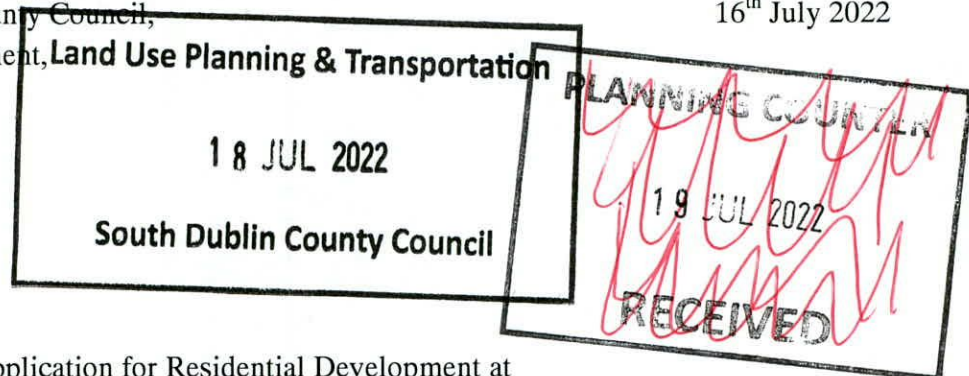
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PATRICK C. JOYCE BE, MBA, C.Eng., MIEI

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

16<sup>th</sup> July 2022



Re: Planning Application for Residential Development at  
Prospect House, Stocking Lane, Rathfarnham, Dublin 16  
Applicants: MSJA Limited  
Planning Reference No. SD22A/0271  
Submission – Prospect Manor Residents Association

Dear Sir/Madam,

I have been requested by Prospect Manor Residents Association, 30 Prospect Meadows, Stocking Lane, Rathfarnham, Dublin 16 to make a submission in respect of the proposed residential development at Prospect House, Stocking Lane, Rathfarnham, Dublin 16. I herewith enclose cheque in the amount of €20.00 being the relevant fee in respect of the submission.

The Prospect Manor Residents Association represents the housing development which is located adjacent to the proposed development on Stocking Lane. Prospect Manor consists of circa 305 houses which were built between 1995 and 1999.

The proposed development comprises 22 No. residential apartments, incorporating a four storey over basement apartment block, on the garden of Prospect House, which is a Protected Structure. In addition, the proposed development includes reconfiguration and extension of Prospect House and the reconstruction/extension of the Gate Lodge.

Land Use Planning & Transportation

18 JUL 2022

South Dublin County Council

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There have been two previous planning applications seeking extensive development on the site:

- (1) Planning Reference No. SD18A/0181, for a development of 19 No. residential units, was comprehensively rejected by South Dublin County Council and An Bord Pleanala.
- (2) Planning Reference No. SD19A/0312, for a development of 29 No. residential units was also rejected by South Dublin County Council and An Bord Pleanala.

The residents of Prospect Manor have major concerns regarding this proposed development. I understand that many individual residents have submitted observations/objections in respect of the application detailing their concerns. Prospect Manor Residents Association supports these individuals in their concerns.

The site of the proposed development is a Protected Structure listed in the South Dublin County Development Plan 2016-2022. The proposed development is taking place on a site, containing a Protected Structure and hence the site is also a Protected Structure.

Prospect Manor Residents Association does not oppose development of this site for appropriate residential development purposes. However, they strongly object to this particular proposal to construct such a large apartment block on the site as it is completely unsuitable. The Prospect Manor Residents Association wish to raise the following concerns:

(1) Site Density:

The applicants claim in the submitted documents (Page 46 of the Supporting Planning Statement) that the proposed density is 41 units per hectare. However, this claim is completely incorrect.

As stated above, the development consists of 22 No. apartments together with re-development/extension of Prospect House and the Gate Lodge. It is evident from the drawings submitted that a major part of the overall site will be exclusive to Prospect House and the associated Gate Lodge with less than 60% of the overall site being available for the proposed four storey over basement apartment block development.

I have herewith attached a marked and coloured copy of the Site Location Map with the relevant areas shown thereon as follows:

Site Area: Prospect House & Gate Lodge:	0.188 hA
Site Area: Apartments:	0.277 hA
Area forming part of Prospect Manor Open Space:	0.002 hA
Area of Public Road:	0.044 hA
	-----
Total Claimed:	0.511 hA





The actual overall site area is 0.465 hectare rather than the claimed 0.5113 hectare as the Public Roadway outside the site should not be included in the site area. Similarly, the small portion of the Open Space in Prospect Manor is also outside the site and should not be included.

Hence, the breakdown of the actual site area is as follows:

Site Area: Prospect House & Gate Lodge:	0.188 hA	(40.4%)
Site Area: Apartments:	0.277 hA	(59.6%)
	-----	
Total Site:	0.465 hA	

Therefore, the actual density of the proposed development, consisting of 22 No. residential apartments on a site area of 0.277 hectare is 79.4 apartment units per hectare.

**HENCE, THE APPLICATION AS SUBMITTED IS EXTREMELY MISLEADING.**

(2) Scale of Development:

The proposed development would represent serious overdevelopment of the site in that it would be excessive in scale, height and massing and would be very much out of context with its surroundings.

The proposed development comprises 22 No. residential apartments and incorporates a four storey over basement apartment block, in addition to the re-development/extension of Prospect House and the Gate Lodge. The existing residential properties in the area are generally two storey dwelling-houses.

The proposed site density, as outlined above, shall be 79 dwelling-units per hectare. This is clearly excessive for a location which is a very significant distance from the nearest village i.e. Rathfarnham Village.

Contrary to the impression given in the applicant's submission, the distance from the proposed site to Rathfarnham Village by road/footpath is 3.5 km. It takes between 35 – 40 minutes for an agile person to walk from the proposed site to Rathfarnham Village. Hence, the proposed site cannot be considered 'to be in close proximity to Rathfarnham Village' as claimed.

Clearly, the density of the proposed development would be extremely excessive and inappropriate for the particular location.

The proposed height of the four storey over basement development would be very much out of context with the existing residential development in the surrounding area.



(3) Protected Structure:

The proposed development is taking place on the site of a Protected Structure – RPS 340.

The construction of a four storey over basement apartment block in the garden of the existing Prospect House would dominate and seriously detract from the architectural character and setting of the Protected Structure.

Based on the application drawings, the roof level of the proposed apartment block will be 1.65 metres higher than the ridge line of Prospect House. If the development as proposed is constructed, the existing dwelling-house will be very much dwarfed by the new development.

Hence, the proposal to construct the apartment block, will have an overbearing impact on the setting of Prospect House.

(4) Impact on Existing Residential Dwellings:

The height and scale of the proposed development is clearly out of context with the surrounding area and it will have a seriously overbearing effect on Stocking Lane which is effectively a country lane. The overall height of the proposed development rises to 12 metres above existing ground levels on the site. There are no other buildings in this area anywhere close to this height.

The proximity and height of the proposed development will have a very dramatic affect on the houses in the cul de sac in Prospect View. The development will have a major negative affect on the privacy of these dwellings with severe overlooking and shadowing of the dwellings and their private open spaces.

The development will contain high level balconies which will be overlooking the gardens of the existing dwellings. The development will also disrupt the residents in this cul de sac by way of lighting and noise from the development. The quality of life of these residents will be dramatically affected if this development is allowed to proceed as proposed.

The proposed development will have a major visual impact on the surrounding area. The existing properties in the area are two storey high. The construction of four storey apartment block in such close proximity to these dwellings is not acceptable.

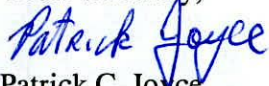




The proposed development, consisting of the construction of a four storey above basement apartment block, in the garden of Prospect House, is clearly unsuitable and is completely out of character with the existing development of the area.

The development is not in accordance with the proper planning and sustainable development of the area. Prospect Manor Residents Association are very strongly opposed to this development and request that the Planning Authority refuse permission for the development.

Yours sincerely,



Patrick C. Joyce

Patrick Joyce Associates



**Telephone: 01 4149000      Fax: 01 4149104      Email: [Planningdept@sdublincoco](mailto:Planningdept@sdublincoco) An Rannóg**  
**Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department.ie**

**Patrick Joyce**  
**2, Prospect Grove**  
**Stocking Lane**  
**Rathfarnham**  
**Dublin 16**

**Date: 21-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 Departments 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**

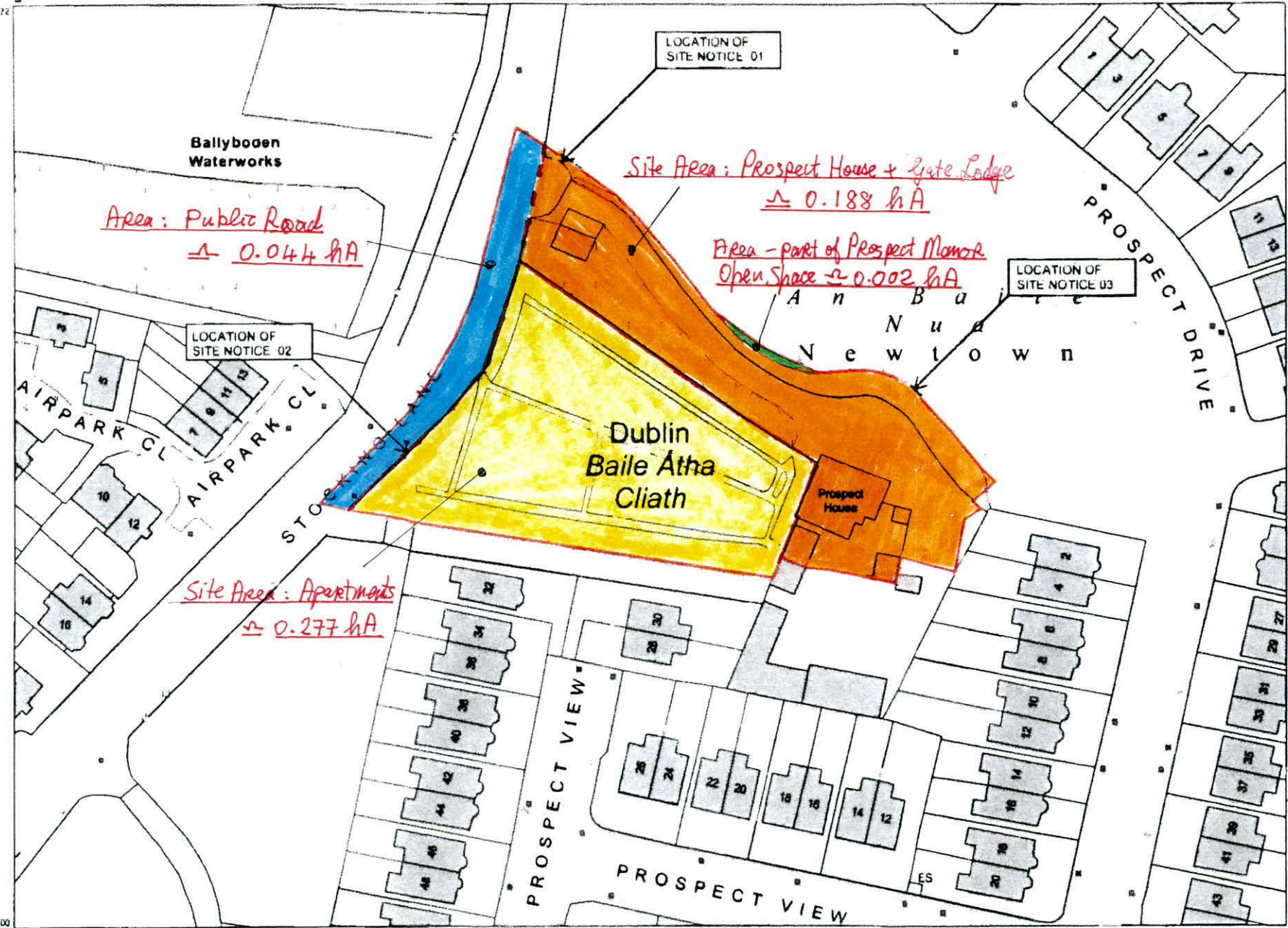




# Planning Pack Map



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**MAP SHEETS:** 3391-22

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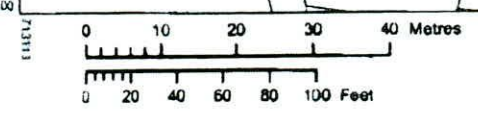
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**LEGEND:**  
<http://www.osi.ie>  
search 'Large Scale Legend'



OUTPUT SCALE: 1:1,000

**CAPTURE RESOLUTION:**  
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## SITE LOCATION MAP SCALE 1:1000

SITE OUTLINED RED - (0.5113 Hectares)

Rev	Initial	Date	Revision Description

<b>DOWNEY</b>		29 Merrion Square, Dublin 4, Ireland	
CLIENT	MSJA Ltd	SCALE	1:1000
PROJECT	DEVELOPMENT AT PROSPECT HOUSE	DATE	14/03/2019
DWG TITLE	SITE LOCATION MAP	PROJECT NO.	620-005

