A picture containing grass, sky, outdoor, concrete

Description automatically generatedNew Prospect House Planning Application SD22A/0271

Email observations deadline this **Monday July 18th 2022 by 5.00pm**

The new planning application consists of:

* A new 4 storey building block over a basement containing 22 apartments (50% 1 bedroom units and 50% 2 bedroom units)
* A new 1 storey building containing a single 2 bedroom unit to take advantage of The Gate Lodge ruins footprint
* A Prospect House renovation and extension to provide a single 4 bedroom unit
* 25 car parking spaces, 2 motor bike spaces and 40 bicycle spaces in the basement of the 4 storey building block which will also include bin stores, plant and storage rooms
* Full details regarding the application can be found at <https://planning.agileapplications.ie/southdublin/application-details/62591>

If residents have any observations/concerns regarding the proposed development then please make a submission directly to SDCC before the deadline.

**How to make a valid email submission to SDCC with sample email format**

* A €20 fee must first be paid by card to the Council’s Finance Department by telephoning 01 414 9121. You will be asked for the planning reference SD22A/0271, your name, mobile number, email address and card details. A receipt will be emailed to you by SDCC containing a “Receipt No”.
* **IMPORTANT**: Do NOT make any defamatory allegations. Any submission/observation that does not fully satisfy the requirements of the Planning and Development Regulations cannot be accepted.

To: [planningsubmissions@sdublincoco.ie](mailto:planningsubmissions@sdublincoco.ie)

Subject: PLOB SD22A/0271

Email Body: South Dublin County Council

Planning Department

County Hall, Town Centre, Tallaght, Dublin 24

Name: Your name given when you paid the fee

Address:                   Your house address

Registered Email:         Your email given when you paid the fee

Mobile:                     Your mobile given when you paid the fee

Date of Payment:     Your date of payment when you paid the fee

Receipt Number:     Your receipt number returned in the email by SDCC

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:



Yours Sincerely,

PS. Please see attached email €20 receipt for this submission

**Potential Concerns:**

* Prospect House
  + Prospect House is a protected structure. Every owner and/or occupier of a Protected Structure must ensure that the building, or any element that contributes to its special interest, is not endangered. Endangerment can be caused by deliberate or accidental damage, decay or neglect. The same duty applies to the owners and occupiers of a Proposed Protected Structure. The protection applies to all parts of the structure that contribute to its character and special interest, including its interior, boundary walls, gates and railings, surrounding land, any other structures on that land, their interiors, and all fixtures and features of these structures.
  + This proposal plans internal modification/reconfiguration of and refurbishments to Prospect House. Some residents might have a concerns that this development endangers a protected structure.
* Density
  + A total of 24 units is proposed for this development. Statutory planning guidelines on sustainable residential development suggests 35 to 50 dwellings per hectare. Prospect House site is on 0.462 hectares. The suggested range for this site is 16 to 23 units.
  + As this site is a development on a country lane, over 3 kilometres from a main town centre and not on a quality public transport corridor the max units for this site should be aligned more to the lower of the suggested range.
* Appearance, Building Elevation & Residential Amenity
  + The objective of the zoning is to “Protect and enhance the residential amenity”. This proposed development is out of character with the surrounding area/dwellings. It is visually obtrusive and detracts from the character and setting of the adjoining residential area. This is especially true for the residents of Prospect View that border this development. The visual impact of this development will be quite startling. The proposal creates an overbearing and distortive structure when viewed from Prospect View. The submitted plans seems to have left out the visual perspectives from Prospect View and the residents that will be most impacted.
  + This proposed development is inconsistent, incompatible with the existing residences and character of the area and therefore in conflict with the zoning principles to protect and enhance the residential amenity.
* Traffic & Traffic Safety
  + Traffic on Stocking Lane and the surrounding area is more and more at gridlock. The newly designed M50 roundabouts are severely impacting traffic in the area. The opening of Scholarstown Wood, the development approved at Barnes Field and the Laurel Manor development will all contribute to significantly more gridlock on Stocking Lane and area.
  + This development at Prospect House will have further impacts to traffic congestion with no solutions being provided or considered. Also, cars accelerating to safely exit the Prospect House development could pose further danger to cars exiting from Prospect Manor.
* Sewer Pipe and Prospect Manor Main Green
  + The new development proposes to dig up Prospect Manor’s main green to lay a foul sewer pipe and a surface water sewer pipe which will cross an already existing water pipe under the main green. The foul sewer pipe will also be laid across the entrance roadway to the top of Prospect Grove. Prospect Manor Residents Association maintains the green without help from SDCC.
  + The proposed development should look for an alternative solution for the sewer pipe.
* Trees
  + This proposal will remove of over 20 trees and shrubs which will have an effect on the wildlife.
  + SDCC must ensure trees are protected from damage and felling.
* Prospect View
  + Prospect View residents will have a lot of specific issues to deal with including invasion of privacy, construction close to boundary walls, noise, etc.
  + **Numerous Prospect View residents have reached out to PMRA requesting support from the estate to raise as many submissions as possible.**