To Residents,

A new planning application has been submitted to An Bord Pleanála for Barnes Field that borders with Prospect Manor from the pedestrian crossing at Prospect Heath and continues along the border with Prospect Avenue. Details regarding the application can be found at:

* South Dublin County Council’s website: <http://www.sdublincoco.ie/Planning/Details?p=1&r=shd3ABP-308763-20&regref=SHD3ABP-308763-20>
* Barnes website: [www.stockinglaneshd.com](http://www.stockinglaneshd.com)

Prospect Manor Residents Association will raise observations/concerns regarding the development. If residents have specific concerns regarding the development then you can make an online submission directly to An Bord Pleanála by 5.30pm on the 8th January 2021.

**How to make a valid online submission or observations to An Bord Pleanála**

* Download this form: <http://www.pleanala.ie/shd/applications/observation_form.dotx>
* Rename the downloaded form to “308763 – Your name”
* Fill out the form (the details are self-explanatory)
  + 4(a) = SHD3ABP-308763-20
  + 4(b) = MacCabe Durney Barnes Ltd.
  + 4(c) = Stocking Lane, Ballyboden, Dublin 16
* Do NOT make any defamatory or slanderous statements
* Once the form is complete with your observations, click this link to upload and pay for your submission: <https://online.pleanala.ie/en-ie/housing/observation>
  + The case number = 308763
* Be sure to submit any observations with the €20 feeby 5.30pm on the 8th January 2021

**Development Application Summary**

* 131 residential units including
  + 21 houses
  + 51 duplex apartment units in seven blocks of up to three storeys
  + 59 apartment units in three apartment blocks up to four storeys
* A Creche and Shop
* A total of 167 car parking spaces
  + 88 are at surface level
  + 79 are at basement level
* 288 cycle parking spaces
* 5 motorcycle spaces
* A new vehicular access onto Stocking Lane
* A new vehicular and pedestrian/cycle access to the Springvale estate to the east
* A new pedestrian crossing on Stocking Lane to the north west
* The expansion and upgrade of the existing pedestrian crossing on Stocking Lane to the south west
* The development also includes landscaped private and public open space, boundary treatment, lighting, play area, an ESB substation, site drainage works and all ancillary site development works above and below ground

**Concerns raised by residents (DO NOT COPY WORD FOR WORD):**

* Density
  + A total of 131 residential units is proposed for this development
  + Statutory planning guidelines on sustainable residential development suggests 35 to 50 dwellings per hectare
  + The proposed development site is on 2.47 hectares
  + Therefore the suggested range for this site is between 86.45 to 123.5 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 towards the lower of the suggested range
  + This proposal is an overdevelopment of the site
* Traffic
  + 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 has contributed to more gridlock
  + The proposed development will not be able to access Springvale between 7am and 9.30am with rising bollards in place during these hours hence all traffic will be exiting onto Stocking Lane during morning peak
  + This overdevelopment will have further impacts to traffic congestion with no solutions being provided or considered by SDCC
* Appearance, Building Elevation & Residential Amenity
  + The objective of the zoning is to “Protect and enhance the residential amenity”
  + According to the SDCC Development Plan 2016-2022, Section 11.2.7 BUILDING HEIGHT, "The proximity of existing housing - new residential development that adjoins existing one and/or two storey housing (backs or sides onto or faces) shall be no more than two storeys in height, unless a separation distance of 35 metres or greater is achieved."
  + This proposed development has not achieved this 35 metre distance
  + 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 by the proposed development of 3 and 4 storey blocks.
  + This proposed development is completely 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
* Privacy
  + The 3 storey development creates privacy, overlooking, light and noise concerns for Prospect Manor residents bordering the proposed development
  + There is a high risk that the proposed development will injure the amenities and depreciate the value of Prospect Manor properties bordering the proposed development
* Trees
  + It is difficult to establish from the proposal the impact on trees especially at the border with Prospect Manor
  + SDCC must ensure trees are protected from damage and illegal felling