

Neasa Hourigan TD
Leinster House
Kildare St
Dublin 2

Planning Application Ref: 2635/21 - The Washerwoman, 60-66, Glasnevin Hill,

Dear Sir/Madam,

I wish to comment on the above planning application on behalf of myself and Cllr. Darcy Lonergan

It is our desire to see the site developed in a manner appropriate to the location, particularly the history of the building on the site. The city continues to need more suitable accommodation.

We include below our observation on this planning application, and have submitted the required fee.

We note that in the pre-planning consultation Dublin City Council stated "The building would appear to be of an early date and any demolition would need to be justified". It is not clear that the applicant has done anything to respond to this point.

Firstly we would have expected that the demolition of a structure that dated from the 18th century would merit the employment of a Conservation Architect to produce an Architectural Impact Statement. By way of illustrating a precedent, a nearby application (Quinns Pub 2187/21) for the demolition of a significantly younger building contained a detailed Architectural Impact Statement prepared by a qualified professional.

Secondly we note the applicant's reference to 2935/20 (Big Tree development) and the nearby Z2 Residential Conservation Area zoned dwellings. It is not clear to us if this is the applicant's justification for the demolition of the Washerwoman's building. It should be noted however that the Big Tree development retained the items of interest from a conservation perspective namely the facade to the pub.

Finally, this is a large site. The building is of conservation value. If the applicant had genuinely engaged with the council's pre-planning consultation feedback the applicant would have found a way to build around and/or incorporate the existing structure in its plans.

The council needs to reject the application on the basis of policy CHC1 on the preservation of built heritage. The developer should be encouraged to submit a more suitable application.

Is mise le meas,

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