

<https://webapps.dublincity.ie/swiftlg/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=3992/20>

Neasa Hourigan TD  
Leinster House  
Kildare St  
Dublin 2

Planning Application Ref: 3992/20 The Players Lounge, 47/49, Fairview Strand

Dear Sir/Madam,

I wish to comment on the above planning application.

It is my desire to see the site developed in a manner appropriate to the location. The city continues to need more suitable accommodation. There are however a number of issues I have with the current application that I feel makes it an unsuitable application.

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

1.

The main concern is the scale of the application with respect to the row of houses at 5-15 Philipsburgh Ave. Based on what can be made out from the drawings the scale of the blocks will result in a significant loss of natural light and privacy to the residents of those dwellings. My view is that there is ample room on the site to develop apartments that don't negatively impact the neighbouring properties to the same degree.

2. Construction Management Plan

Given the constrained nature of the site, the size of the development, and the proximity of occupied residential dwellings we feel that the application should have included some form of Construction Management Plan that would outline steps to be taken to prevent any development negatively impacting the neighbours' enjoyment of their properties e.g. noise and dust abatement, traffic management, work hours, etc.

Such a plan should also detail how any construction phase would not unduly impact what is a busy commuter route into the city including public transport (123 bus route)

3. Shadow Study

While a shadow study has been included in the application and that study shows that the development will negatively impact existing local residents' sunlight we feel the study is lacking given the scale of the development.

Specifically:

- There is no overview of the methodology used to generate the pictures e.g. why was only the Northwest Isometric included?

- There is no professional opinion expressed on the shadows cast outside the site
- There is no detailed analysis of the impact of shadows cast by the proposed development on existing buildings. All we have are pictures where an observer is expected to gauge shadow impact based on the various shades of grey in the picture.

Is mise le meas,  
Neasa Hourigan TD

t: +353 1 618 3172  
w: [neasahourigan.com](http://neasahourigan.com)