
Neasa Hourigan TD
Leinster House
Kildare Street
Dublin 2

Strategic Housing Unit
An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

13th April 2021

Re: Case No. 309657 75 residential units (3 no. houses, 29 no. apartments and 584 no. student bedspaces. Park Shopping Centre and 42-45 Prussia Street, Dublin 7.

Dear Sir/Madam,

We wish to comment on the above planning application on behalf of Neasa Hourigan TD, Cllr. Janet Horner, Cllr. Darcy Lonergan.

We welcome plans to develop this site. A multi use development of this site provides a more efficient use of the limited space in the North Inner City. There are however a number of issues we have with the current application that we would like to see addressed.

As with previous applications we must restate our opposition to Co-Living and that of the Minister for Housing who banned such developments in December 2020. We recognise that the co-living element of this application is small but nonetheless we remain opposed to it.

It is also disappointing to see a significant development in the area with such a small Part V allocation.

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

1. Height

We note that the building marginally exceeds the maximum building height as per the Dublin City Development Plan. We feel the building as designed does not have sufficient stepping or setback from Prussia Street. We also feel that the laneway though the development from Prussia Street to Grangegorman is overshadowed by the development on either side. With the current heights the buildings represent an overdevelopment of this site.

2. Overlooking of existing adjoining residential properties

We note the concerns raised by An Bord Pleanála during the pre-consultation with respect to the views from St. Joseph's Place (and presumably St. Joseph's Court). It is our view that the building heights and setbacks as designed represents a significant loss of privacy and visual amenity for the residents on these streets. This is clear from the photomontages included in the application.



View as Proposed from St Joseph's Ct looking North

3. Car parking

We believe that there is an excess of car parking provided for the shopping centre element of the development. At 109 spaces the development will provide significantly more parking (and by extension traffic through the neighbourhood) than the required 30 spaces.

The application references the extant permission (2038/17) on the site for 109 spaces. However much has changed since that application those changes should be factored into the current application namely:

- The construction of a similarly sized supermarket (LIDL Cabra East - Ref 2428/18) with 81 car spaces less than 300m from the application site.
- The advancement of the BusConnects plan for public transport in the area which will see better public transport and constraints placed on private car traffic.

4. Cycle parking

We welcome the number of cycle spaces provided in the accommodation element of the scheme.

The number of bike parking spaces for the shopping centre is low in our view. In contrast to the car parking allocation where the applicant has significantly exceeded the required amount, the cycle allocation is set at the bare minimum. Given the city centre location and points referenced above on BusConnects and the existing adjacent supermarket we feel that significantly more cycle parking is required.

The type of cycle spaces planned is not immediately clear from the transportation report. For both allocations we would request that any grant require that a number of spaces be allocated for oversized bikes (e.g. cargo bikes or mobility tricycles).

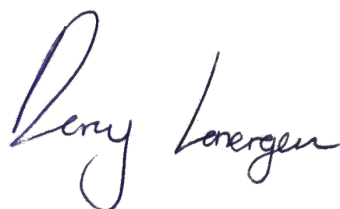
Kind Regards,



Neasa Hourigan TD, Dublin Central



Cllr. Janet Horner, North Inner City



Cllr. Darcy Lonergan, Cabra-Glasnevin