

Neasa Hourigan TD
Leinster House
Kildare St
Dublin 2

Planning Application Ref: 2187/21 - Quinns Public House site

Dear Sir/Madam,

I wish to comment on the above planning application.

It is our 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 we have with the current application that we feel need to be addressed.

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

1/

We note the application's Architectural Heritage Impact Assessment report on the architectural conservation status of the building at 44 Drumcondra Road Lower. While we accept that the building is not on the protected structure list we feel that, as a turn of the century building, it has some architectural merit.

The Architectural Heritage Impact Assessment report does not cover the retained facade from 46-50 Drumcondra Road Lower. This facade was incorporated into a previous application for this (3999/16).

We would like a condition of any grant be that the materiality of the facade on both Drumcondra Road Lower and St. Alphonsus Avenue is sympathetic to the existing built fabric and the historic architectural heritage surrounding it.

2/

Section 3.2 of the "Urban Development and Building Heights" requires "The proposal positively contributes to the mix of uses and/ or building/ dwelling typologies available in the neighbourhood." It is our view that there is an overconcentration of planning being awarded to build to rent accommodation in Dublin City Centre. In the vicinity of the application site (North Inner City in particular) there are a number of applications for similar build to rent accommodation. We feel the application should be viewed in light of the number of applications for build to rent that have been approved in the wider area. While there might be a place for some amount of such developments it's difficult to see that the volume of such applications being approved is the best use of the limited land bank in the inner city.

3/

Saint Alphonsus' Avenue is currently a one way street. This unfortunately, based on reports from residents, is not always observed by motorists. Exiting Saint Alphonsus' Avenue to Drumcondra Road Lower is a left turn only junction.

While the development has no parking it will nonetheless generate an amount of vehicular traffic (e.g. deliveries, taxis, etc.) that will exacerbate these issues.

We would recommend that a condition of any grant be that a redesign of this junction (accommodating the heavy pedestrian and cyclist traffic that passes) is funded by the applicant. This could be done similarly to what was done with the junction of Millbourne Avenue onto Drumcondra Road Upper.

4/

Somewhat related is parking in the area. Any visitor to the area will be aware of the issue related to the scarcity of parking. The development has no parking and will generate some addition parking from (e.g. visitors and residents that own cars) that will exacerbate these issues.

We feel there should be an obligation on the developer (or the council) to put in place steps to resolve any knock on impacts to an already problematic issue ahead of the development commencing.

Is mise le meas,
Neasa Hourigan TD

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