

May 15 2022
AN BORD PLEANÁLA
LDG- 053398-22
ABP-
16 MAY 2022 OK
Fee: € 20 Type: cash
Time: 1449 By: hand
John Houlihan
18 Rehoboth Place,
Dolphin's Barn,
Dublin 8.

Dear Sir or Madam

The "White Heather Industrial Estate
Dublin 8" DCC REF-SHD009/22 and Bord
Pleanála REF-ABP313278.

My major concern is that it is a build
to rent (B2R) development in an area
that has significant concentration
of proposals/applications for this type
of accommodation.

While it is not presently contained
within the City Development Plan -
it is proposed to significantly limit
B2R in the 2023-2028 City Plan -

2.
attempting to dilute the negative
Impact and the failure to address local
housing needs. BZR skews housing availability
and affordability in the area.

BZR complexes provide for a more
transient community as do the proposed
198 one bedroom apartments.

It is substandard accommodation that
deters long term dwelling, and decreases
the stability of the community.

The Ratio of occupants to car park
spaces is limited to 106 spaces for a
potential population of 1000 people.

It will generate overspill onto adjacent
residential streets already at capacity
in terms of on street parking.

The developer has failed to demonstrate

3
that this limited provision will not have a negative impact on the surrounding local road network, already congested and with limited parking facilities.

The proposed large neighbouring developments like Player Wills and Teresa's Garden's also depend on exterior car parking, which must be taken into consideration.

Height, scale and density must be reduced to prevent altering the Victorian streetscape and reduce the loss of light to this long established community.

The scheme is overbearing and will also have significant impact on the Skyscape.

The impact on the canal and its —

4.
Leisure open space amenity - the height, scale and proximity will create shadowing on this blue and Greenspace. Waterways Ireland has advanced plans to develop this as an Important amenity for Dubliners, the developer should adequately address concerns that it will compromise these plans.

The need to demonstrate the number of units planned for universal design. And low water pressure is already a problem. This needs to be addressed.

Yours Sincerely
John Houlihan &
Una Houlihan.