



An
Bord
Pleanála

Observation on a Strategic Housing Development application

Observer's details

1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

(a) Observer's
name

Gleb Reys

(b) Observer's
postal address

29 West Courtyard, Tullyvale, Cabinteely, D18 KX56

Agent's details

2. Agent's details (if applicable)

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's postal
address

Click or tap here to enter text.

Postal address for letters

3. During the process to decide the application, we will post information and items to you **or** to your agent. For this **current application**, who should we write to? (Please tick ✓ one box only)

You (the observer) at the postal address in Part 1

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The agent at the postal address in Part 2

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Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation on.

- (a) **An Bord Pleanála case number for the current application (if available)**
(for example: 300000)

313281

- (b) **Name or description of proposed development**

Demolition of 'Winterbrook', and the former dwelling attached to Barrington Tower (a protected structure), construction of 534 no. Build to Rent apartments, creche and associated site works – application made by Cairn Homes Properties Limited.

- (c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

"Barrington Tower", Brennanstown Road, Dublin 18.

Observation details

5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word** limit as the box expands to fit what you write. You can also insert photographs or images in this box.

(See part 6 – Supporting materials for more information.)

I live nearby the proposed development and use Glenamuck Road and Brennanstown Road as part of occasional commute and amenities access in Foxrock village.

Below are just some of the observations that seem most concerning to me:

1. Height Of the Proposed Development

The Barrington Tower proposes a construction of up to 10 storey apartment blocks in the area that doesn't have anything even half that height at the moment.

It seems the increase height and density of the Barrington Tower development is suggested due to the area being well served by public transport (within 1000 metre or 10min walk of LUAS stop), however that is not currently the case. The closest operational LUAS station is Carrickmines, with no direct footpath proposed in the development, meaning commuters would have to walk along Brennanstown Road and Glenamuck Road – about 1.5km and outside of 15min for some parts of the proposed development. There is access from the proposed development planned to the future Brennanstown LUAS stop, but this stop is not active and doesn't have confirmed ETA at the moment – suggesting it shouldn't be relied upon as one of primary public transport links.

NOTE: I myself have moved into Tullyvale apartments back in January 2006 with "nearest LUAS stop within 5min access " being a

5. Grounds

big selling point. However it was not until October 2010 (4.5 years later!) that the LUAS line was actually launched. It would be misleading to suggest similar access to Brennanstown Road LUAS stop when the stop itself is not confirmed to be launching any time soon.

2. Overdevelopment and Traffic Risks

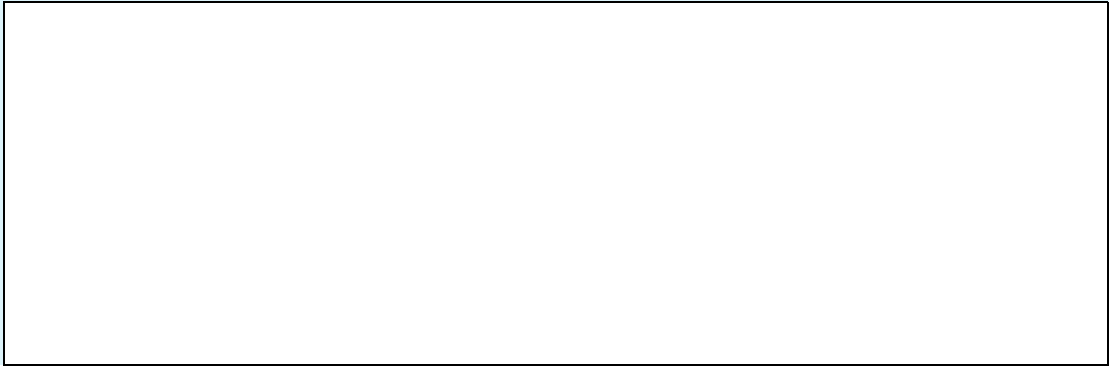
There's 500+ apartments suggested for the Barrington Tower development. This seems very dense and shows little regard for the existing area of primarily detached 2-storey homes:

- Brennanstown Road is a suburban area, most of dwellings on it are not taller than 2-storey and they are detached houses.
- it is hard to imagine the development of this size to not have a negative impact with hundreds of additional drivers journeys per day. The Brennanstown Road is dangerous and busy as it is with just the local and construction traffic – so bringing hundreds of additional cars onto the same road without a Traffic Management Scheme completed for the area should not be allowed.
- Being a Build-To-Rent scheme, Barrington Tower is likely to have a large number of pedestrian commuters. Some parts of the Brennanstown Road do not have foot paths and must be addressed before a development of the proposed scale can be allowed with safety of tenants in mind.

Thank you for allowing me an opportunity to register my observations.

Gleb Reys

5. Grounds

A large, empty rectangular box with a black border, intended for a drawing or detailed notes related to the 'Grounds' section.

Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

If your supporting materials are physical objects, **you must send** them together with your observation by post or deliver it in person to our office. You cannot use the online uploader facility.

Remember: You can insert photographs and similar items in part 5 of this form – Observation details

Fee

7. You **must** make sure that the correct fee is included with your observation.

Observers (except prescribed bodies)

- strategic housing observation **only** is €20.
- strategic housing observation **and** oral hearing request is €70

Oral hearing request

8. If you wish to [request the Board to hold an oral hearing](#), please tick the “Yes, I wish to request an oral hearing” box below.

Please note you will have to pay the correct **additional non-refundable fee** to request an oral hearing. You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

☐

No, I do not wish to request an oral hearing

☒

Final steps before you send us your observation

9. If you are sending us your observation using the online uploader facility, remember to save this document as a Microsoft Word document or a PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.

The National Adult Literacy Agency (NALA) has awarded this document its Plain English Mark. Last updated: November 2020



For Office Use Only

FEM – Received		SHU – Processed	
Initials		Initials	
Date		Date	

Notes