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

16 May 2022

RE: 311304: "Barrington Tower", Brennanstown Road, Dublin 18.

Dear Sir/Madam,

My colleague, Cllr Melisa Halpin, and I would like to make the following observation on the proposed development of "Barrington Tower", Brennanstown Road, Dublin 18 (case reference: TC06D.311304). We feel the application should be rejected on the following grounds:

Scale of Development

The Barrington Tower SHD application provides for the building to be 10 storeys tall. This clearly represents overdevelopment for the site in the context of its surrounding environment and road infrastructure. It is inappropriate in its density and will have an adverse effect on the unique characteristics of the Brennanstown Road. The proposed SHD does not compliment the urban/rural setting and would be detrimental to the sustainable planning of the area.

Its overbearing height in comparison to similar and recent developments permitted in the Cherrywood SDZ, is evidence of the proposed developments objective failure to keep to an appropriate scale. This is further demonstrated by the scale of the SHD taking little account of the topography of the area surrounding the site.

Richard Boyd Barrett TD working with **Cllr Melisa Halpin** 086 3805793

Proximity to Glendruid Dolmen and Biodiversity

The 10-storey proposal is located a mere 200m to an ancient 5,500 portal tomb. The Glendruid Dolmen is one the most significant of its type in the country. It is of national importance and currently the subject of a greenway and trail that is out for Part 8 public consultation. A scheme developed in partnership with the planning and heritage departments of Dún Laoghaire Rathdown County Council. The trail includes visual access to the dolmen, and it is hoped that appropriate permanent access will soon follow.

The historical significance of the dolmen is matched with a similar importance in the surrounding area of biodiversity. The Glendruid Valley is in such proximity to the proposed SHD, that the integrity of its historical contents and biodiversity could be forever lost. The SHD represents a severe and unacceptable threat to this precious and irreplaceable rich environment. This includes an ancient woodland and a separate burial ground.

Brennanstown Road and Traffic Management

The proposal fails to safely address traffic management and to tie in its needs with the infrastructure on the Brennanstown Road. The installation of pedestrian traffic lights and other minor improvements is completely insufficient to deal with concerns and would fail to represent an adequate level of planned safety for future residents and existing users of the Brennanstown Road. As noted in the report, there is a 150m section of this road with no footpath on what is essentially a winding and incredibly dangerous country road.

The long-term documented objectives of Dún Laoghaire Rathdown County Council to improve this road has not materialised. Until this road's objective is complete, such an SHD poses an unacceptable level of danger for any road users to navigate. It is also reasonable given the SHD's proximity to Cabinteely Village, that future residents would be encouraged to walk or cycle a road that has been designated and noted as dangerous and in priority need of a safety upgrade.

Part V Housing

The social leasing from the applicant for the social homes in the development for 25 years is unacceptable. Central government has announced the phasing out of such long-term contractual arrangements. It is also worth noting that these homes. Unlike purchased Part 5's, these leased homes have no potential to remain perpetual social housing. Thus, offering the tenant an almost guaranteed move in 25 years, this policy is set create a new housing crisis when leases come to an end.

Lack of democracy of the SHD Process:

The Strategic Housing Development legislation is deeply flawed. It allows developers to override the democratic process and does not take into consideration the normal planning process, the Local Development Plans or the wishes of the community.

The original stated objective of the SHD as part of Rebuilding Ireland was to help solve the housing crisis, this has not been successful as the price of the properties in these developments is out of reach of most people and a good portion of them are being bought by foreign investment companies who are keeping the rents artificially high. The housing crisis continues to deepen despite the increased number of developments. The only people winning are the developers and the Vulture funds while the communities, environment and in this case the students are being harmed. While we are very aware of the desperate need for housing, it needs to be built sustainably and affordable to the general population.

Conclusion

We believe The Barrington Tower SHD should not be permitted. On the grounds of scale, over development, threat to the integrity of history and heritage of the area, and the unacceptable danger of the local road network that the SHD is reliant on. I call on An Bord Plenála to refuse permission to this premature SHD.

Kind regards,

Deputy Richard Boyd Barrett TD and Cllr Melisa Halpin