

A. Doherty

Patrick Buckley

From: Bord
Sent: Thursday 25 March 2021 15:58
To: Appeals2
Subject: FW: 308540-20 DCC Comments
Attachments: DCC Response 0313_20.pdf

From: Oliver O'Leary <oliver.oleary@dublincity.ie>
Sent: Thursday 25 March 2021 15:57
To: Bord <bord@pleanala.ie>
Cc: Ashling Doherty <a.doherty@pleanala.ie>; Neasa Moylan <neasa.moylan@dublincity.ie>
Subject: 308540-20 DCC Comments

Hi,
Please find copy of response to your request dated 11^h Mar.
A hard copy will follow in next delivery.
Kind regards,
Ollie

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Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil. Please consider the Environment before printing this mail.

Dublin City Council's response to An Bord Pleanála's request dated 11th March 2021 (Ref. ABP-308540-20 / 0313/20)

Address: 15/17 Drumcondra Road Lower, Dublin 9

Dublin City Council is in receipt of a letter dated 11th March 2021 regarding a referral relating to the above mentioned address. Additional information was requested to be provided and is detailed below:

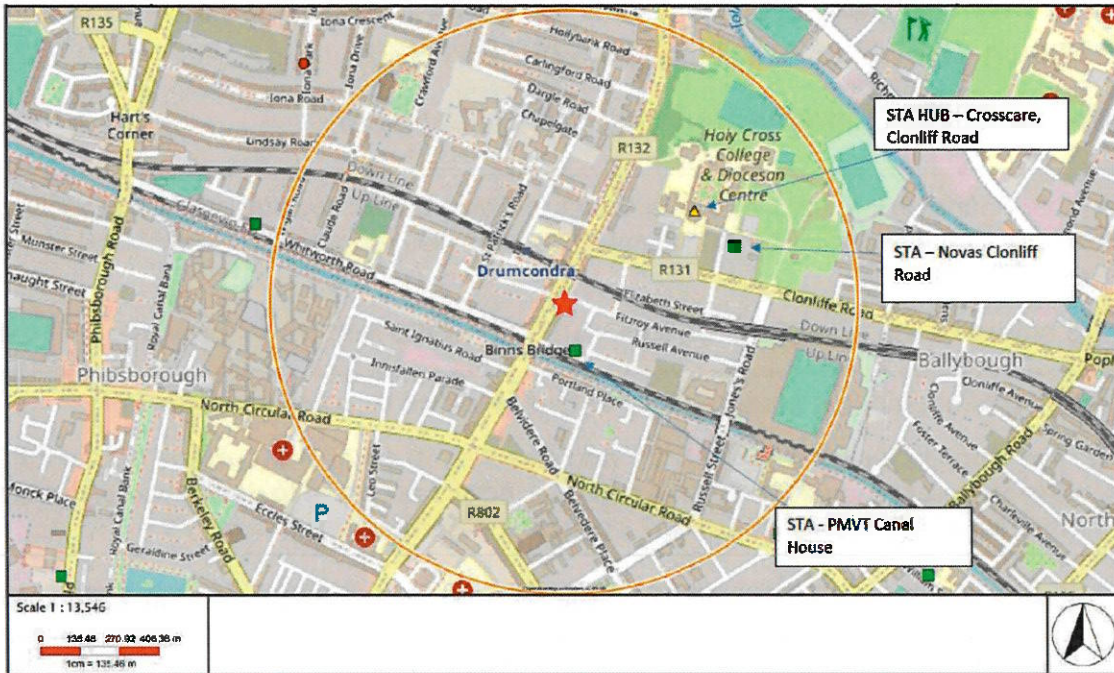
Having regard to the provisions of Section 178(2) of the Act, which provides that the Council of city shall not affect any development in the city which contravenes materially the development plan, the planning authority is required to submit evidence of:

- a) **The application of Policy QH30 and Section 16.12 of the current Dublin City Development Plan 2016-2022 in considering the proposal to develop and change the use of the premises at 15/17 Lower Drumcondra Road, Dublin 9**

Policy QH30 and Section 16.12 of the Dublin City Development Plan 2016-2022 together impart the need to ensure that temporary homeless accommodation or social support institutions do not result in an over-concentration of such uses in a particular area and requires there to be an appropriate balance in the further provision of new developments and/or expansion of such existing uses in electoral wards which already accommodate a disproportionate quantum. Having regard to the nature of the proposal and the mixture of uses within the immediate area, the Planning Authority does not consider that the proposal will result in an over-concentration of homeless accommodation in the area. Notwithstanding the limited number of similar facilities in the area, 3 No. identified within 500m of the property, there is a diverse range of uses in this part of Drumcondra Road Lower including residential accommodation, pharmacies, café/ bakery, takeaway and florist etc. which is indicative that a homeless accommodation use is unlikely to result in an overconcentration in the area.

- b) **The information garnered from such application including a map of all homeless services within a 500 metre radius of the site, a statement on the catchment area identifying whether the proposal is to serve local or regional demand and a statement regarding management of the service/facility**

- i. **a map of all homeless services within a 500 metre radius of the site,**



Orange Circle is the 500m radius while the proposed development is identified by the red star.

ii. a statement on the catchment area identifying whether the proposal is to serve local or regional demand and

The proposal serves regional demand, that is, the four authorities consisting of Dublin City Council, Fingal County Council, Dun Laoghaire/Rathdown County Council and South Dublin County Council.

iii. a statement regarding management of the service/facility

- The Dublin Region Homeless Executive (DRHE)/Dublin City Council (DCC) commenced using a private property at 15/17 Drumcondra Road for the provision of emergency accommodation for single homeless adults on 1st May 2020.
- The property is owned and operated by Brimwood Limited on behalf of Dublin City Council (DCC)/Dublin Region Homeless Executive (DRHE) in the provision of suitable residential accommodation for single homeless adults.
- A contract of service for a period of 5 years applies and the property has capacity to accommodate 40 single adults.
- Staff are on site 24/7 & CCTV is in place at the front and rear of the property.

c) Consideration as to whether, or not the proposed development would give rise to an undue concentration of such uses or undermine the existing local economy, residential community or regeneration of the area, and

Having regard to the limited number of similar uses in the area and the diverse range of other uses in the immediate area referred to under point a) above, the Planning Authority is satisfied that the proposed development would not give rise to an undue concentration of such uses or undermine the existing local economy, residential community or regeneration of the area.

d) Consideration of, and decision in respect of, whether, or not, the effecting of the proposed development would contravene materially the development plan.

The Planning Authority is satisfied that the effecting of the proposed development would not materially contravene the development plan. The proposed use falls broadly under the definition of 'Buildings for the health, safety and welfare of the public' which is a permissible use under the current zoning Z2. Policy QH29 seeks to support the implementation of the Homeless Action Plan Framework for Dublin and support related initiatives to address homelessness. The proposal is considered to be consistent with broad objectives set out under the current Homeless Action Plan Framework for Dublin (2019-2021) including Strategic Goal Theme 2 which seeks the protection of people experiencing homelessness through emergency accommodation provision and targeted support. Furthermore having regard to Policy QH30 and Section 16.12 of the Dublin City Development Plan 2016-2022, the Planning Authority is satisfied that the proposal will not result in an over concentration of such uses (homeless accommodation) and as such, will not materially contravene the development plan.

Neasa Moylan
Executive Planner
24/03/21

