

File With _____

SECTION 131 FORM

Appeal NO: ABP-322400-25

TO: SEO

Defer Re O/H

Having considered the contents of the submission, ~~dated~~ received 26/05/25
from _____

Martin and Caroline McGuinness

I recommend that section 131 of the Planning and Development Act, 2000

is not be invoked at this stage for the following reason(s): No new planning issues raised

E.O.: Laura Beady Lawlor

Date: 29/05/25

To EO: _____

Section 131 not to be invoked at this stage.

Section 131 to be invoked – allow 2/4 weeks for reply.

S.E.O.: _____

Date: _____

S.A.O.: _____

Date: _____

M _____

Please prepare BP _____ - Section 131 notice enclosing a copy of the attached submission

to: _____

Allow 2/3/4 weeks – BP _____

EO: _____

Date: _____

AA: _____

Date: _____

Validation Checklist

Lodgement Number : **LDG-080432-25**
Case Number: **ABP-322400-25**
Customer: **Martin and Caroline McGuinness**
Lodgement Date: **26/05/2025 14:12:00**
Validation Officer: **Laura Grady Lawlor**
PA Name: **Dublin City Council South**
PA Reg Ref: **0447/24**
Case Type: **Section 5 Referrals**
Lodgement Type: **Observation / Submission**



An
Bord
Pleanála

Validation Checklist	Value
Confirm Classification	Confirmed - Correct
Confirm ABP Case Link	Confirmed-Correct
Fee/Payment	Valid – Correct
Name and Address available	Yes
Agent Name and Address available (if engaged)	Not Applicable
Subject Matter available	Yes
Grounds	Yes
Sufficient Fee Received	Yes
Received On time	Yes
Eligible to make lodgement	Yes
Completeness Check of Documentation	Yes

Observation - Referral

BPRL40 letter to Observer. Enclose receipt.

Please scan observation on to J-Drive

Please add Observer's name to file cover

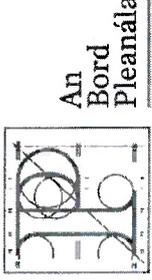
I.K.
29/05/2025

Run at: 29/05/2025 12:24

Run by: Laura Grady Lawlor

Lodgement Cover Sheet - LDG-080432-25

Observations



An Bord Pleanála

ABP-322400-25

Details

Lodgement Date	26/05/2025
Customer	Martin & Caroline McGuinness
Lodgement Channel	In Person
Lodgement by Agent	No
Agent Name	
Correspondence Primarily Sent to	
Registered Post Reference	

Lodgement ID	LDG-080432-25
Map ID	
Created By	Shirley Connolly
Physical Items included	No
Generate Acknowledgement Letter	
Customer Ref. No.	
PA Reg Ref	

Categorisation

Lodgement Type	Observation / Submission
Section	Processing

PA Name	Dublin City Council South
Case Type (3rd Level Category)	

Fee and Payments

Specified Body	No
Oral Hearing	No
Fee Calculation Method	System
Currency	Euro
Fee Paid	50.00
Refund Amount	

Observation/Objection Allowed?	
Payment	PMT-063081-25
Related Payment Details Record	PD-062925-25

Observation

Lia Obs: 26.05.25

1 Ashdale Road
Terenure
D6W NF80

25th May 2025

The Secretary
An Bord Pleanála
64 Marlborough Street
Rotunda
Dublin 1
D01 V902

Dear Sir or Madam,

**RE Section 5 Referral – Park House, Ashdale Rd, Terenure, D6W R270
Dublin City planning Reg Ref 0447/24 ABP Case Ref RL29S.322400**

We wish to make an observation on the above case regarding whether or not the above building constitutes an exempted development from planning permission for change of use to a hostel to house homeless persons.

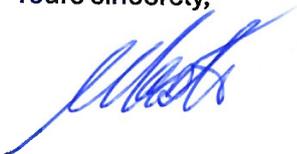
Ashdale road and the surrounding area is currently made up of terraced streets comprising of young families and long term residents. A development of this size and type would negatively change the quiet residential nature of the area.

The proposed development by Coolebridge ltd would be a totally commercial operation which would have no connection, interest in or ties to the community due to the transient nature and high turnover of occupants. This would have a negative impact on the quiet residential nature of the neighbourhood. A large, high occupancy homeless shelter would result in increased footfall, noise and traffic, completely changing the established neighbourhood.

Among our community we have a long established HSE residential high dependency house for vulnerable adults. This is situated across the road from Park house, and we feel this would also need to be taken into consideration in the process.

We would ask the bord to take our concerns into account with regards to the establishment of a commercial hostel being exempt from planning permission when considering the appeal by Coolebridge ltd. We enclose the relevant fee for this observation.

Yours sincerely,



Martin and Caroline McGuinness

AN BORD PLEANÁLA	
LDG-	<u>080432-25</u>
ABP-	_____
26 MAY 2025	
Fee: €	<u>50</u> Type: <u>CARD</u>
Time: <u>14.02</u>	By: <u>HAND</u>

JC