

File With

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SECTION 131 FORM

Appeal No

ABP— 322400-25

Defer Re O/H

Having considered the contents of the submission dated/received 26/05/25 from Keziel Hugg I recommend that section 131 of the Planning and Development Act, 2000 be not be invoked at this stage for the following reason(s):

No new planning issues raised

Section 131 not to be invoked at this stage.

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

Signed

Laura Goady Lawlor

EO

Date

05/05/25

Signed

[Empty box]

SEO/SAO

Date

[Empty box]

M

Please prepare BP — Section 131 notice enclosing a copy of the attached submission.

To

[Empty box]

Task No

[Empty box]

Allow 2/3/4 weeks

BP

Signed

[Empty box]

EO

Date

[Empty box]

Signed

[Empty box]

AA

Date

[Empty box]

Meriel Huggard  
Liscombe House  
Ashdale Road  
Terenure  
Dublin 6W  
D6W V268

24<sup>rd</sup> May, 2025

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

Dear Sir / Madam,

**Re: Section 5 Referral - Park House, Ashdale Road, Dublin, D6W R270  
Dublin City Council Planning Reg. Ref. 0447/24**

**ABP Case Reference: RL29S.322400**

**Description:** Whether the use of Park House is or is not development and whether it is or is not exempted development **and** whether the use of a residential building to house homeless persons is or is not development and whether it is or is not exempted development.

I wish to make an Observation on the following Case Reference:

**RL29S. 322400, Section 5 Referral - Park House, Ashdale Road, Dublin, D6W R270.**

I have paid the required fee of €50 when uploading this observation through the ABP portal.

My Observation:

**1. Whether the use of Park House as a residential dwelling, constitutes exempted development or does not constitute exempt development?**

I wish to strongly support the decision made by Dublin City Council that the use of Park House to house homeless persons is not exempted development for the following reasons:

- a. I have been a resident in the area for over 50 years and I can confirm that the eastern section of the building (known as Park House) was used continuously as a Crèche from 1992 to 2023. I live in the property adjacent to Park House and I can confirm that nobody has resided there since the closure of the crèche in 2023 and it is not a residential building. I strongly refute the Applicant's statement that there was a "period of dis-use" of the building as a crèche.
- b. I also suggest that as the Local Authority did not serve notice regarding the discontinuance of the use of the building as a crèche after 1997, it was not an

am supportive on this request. I am very concerned by the ongoing work on the building Park House as I have observed the systematic removal and destruction of the historical features of the building.

In summary, I fully support Dublin City Council's decision that the use of Park House as a residential dwelling is development, as a material change of use has occurred. It is not exempted development, as the residential use in the eastern section of the building has been abandoned and the established use is a crèche/Montessori school, in which there is no exemption to change from this established use to a residential use.

I strongly agree with Dublin City Council that the use of the residential building, where care is not provided, to house homeless persons, is development as a material change of use has occurred and is not exempted development, as the change of use raises planning considerations that are materially different to planning considerations relating to the established use.

I implore the Board to support Dublin City Council's decision in order to ensure proper and sustainable development of the residential area, and of this property, which I have lived next door to for over 50 years.

Yours Sincerely,

*Meriel Huggard*

Meriel Huggard