

Celine
Baade

Celine Baade,
39, Ashdale Road,
Terenure,
Dublin
D6WX754

25th 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.

Dear Sir/Madam,

I wish to make an Observation on Case Reference **RL29S. 322400, Section 5 Referral - Park House, Ashdale Road, Dublin, D6W R270.**

I wish to reiterate the decision made by Dublin City Council that the use of Park House to house homeless persons is not exempted development. I would like to add few points to their decision to support it.

- 1) Children attended the creche for over 30 years that is from 1992 when it opened, right until it closed in 2023. No one ever lived in that premise at the front where the children were looked after during the day, as it was only used as our local creche for over 30 years which is a significant number of years to confirm it has not been a residential premise. We all are very attached to this premise and whoever will use it to make sure the best care is given and are deeply concern with the plans of its new owners.
- 2) Our neighbourhood is happy to welcome and care for adults with mental disabilities as part of a HSE house located almost opposite Park House Montessori Creche. These people are vulnerable but today walk alone to shops as part of their wellbeing. They know us as neighbours and recognise our familiar faces. Hosting a non-disclosed number of people in the old creche who will be living opposite other vulnerable people concerns me greatly.
- 3) Less then 500m in the opposite direction from the HSE, lies a sheltered housing – Merrick House DAC- with also fragile people here because of their age.

As you can appreciate, we have in our neighbourhood people who like stability, calm and knowing familiar faces and introducing more vulnerable people in a building which was never used for that purpose, without any consultation from its inhabitants is of immense concerns for me.

In conclusion, I wish to raise my sincere concerns about the intention of Coolebridge and uphold the decision of DCC to declare the development "not exempt" from planning to protect the people who live on Ashdale Road and Terenure in general. I thank the Board to take my points into consideration.

Yours sincerely,

Celine Baade