



An Bord Pleanála

Observation on a Planning Appeal: Form.

Your details

1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

Your full details:

(a) Name

Ivan Healy

(b) Address

39 Ashdale Road, Terenure, Dublin D6W X754

Agent's details

2. Agent's details

If you are an agent and are acting for someone else **on this observation**, please also write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Not Applicable

(b) Agent's address

Not Applicable

Postal address for letters

3. During the appeal process we will post information and items to you or to your agent. For this observation, who should we write to? (Please tick ✓ one box only.)

You (the observer) at the address in Part 1

The agent at the address in Part 2

Details about the proposed development

4. Please provide details about the appeal you wish to make an observation on. If you want, you can include a copy of the planning authority's decision as the observation details.

(a) **Planning authority**

(for example: Ballytown City Council)

Dublin City Council

(b) **An Bord Pleanála appeal case number (if available)**

(for example: ABP-300000-19)

RL29S 322400

(c) **Planning authority register reference number**

(for example: 18/0123)

0447/24

(d) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Park House, Ashdale Road, Dublin D6W R270

Observation details

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

The Decision of Dublin City Council (DCC) that the use of Park House to house homeless persons is not 'exempted development' is lawful and correct, part of the premises has acquired commercial use since 1992 and accordingly the Appeal of the Decision of DCC should be rejected by An Bord Pleanála (ABP). Further observations are as follows:-

1. Material change of use and intensification

Park House, formerly a private residence and a creche (1992-2023), is intended to be used as a commercial 24-hour staffed hostel, or shared accommodation facility to house homeless persons in a mature, built-up, narrow residential, terraced road. Across the road from Park House is an established HSE residential facility at "Ashdale House", housing vulnerable adults. Notable observations to consider are:-

- Proposed use is a commercial operation with no ties to the community;
- No management or servicing presence has been established;
- It will be of a transient occupancy;
- It will have a high turnover and density of occupants.

2. Loss of residential amenity and impact on neighbourhood

The proposed use will adversely affect the neighbouring amenity, namely:-

- Increased noise and vehicular traffic on a narrow road;
- Strain on services and amenities already under considerable pressure;
- Loss of character in a stable residential community;
- Lack of integration due to transient nature of proposed occupants.

3. Proposed Development Change of Use

The proposed change of use for a multi-occupancy residential facility is not an 'exempted development' under the Planning and Development Acts, as Park House is a private residence with a commercial creche facility to the front; the proposed use is for large-scale, hostel-style occupancy which is not exempt, due to the large scale intensification in a Zone Z1 area with health and safety and Building Control implications.

4. Planning precedent and the need for public consultation

Coolebridge Ltd is a private landlord with no ties to the community. The purpose for this residence is entirely commercial with no consultation or engagement with the local community or Residents Association. In summary, I wish to raise concern that the use represents a material change of use from residential to commercial purposes, constituting intensification which requires a grant of planning permission.

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

5. Protected Structure

Park House is currently listed as a potential Protected Structure in an area of significant historic importance. A decision of the Planning Authority in this regard is currently pending

I request ABP to consider this Observation and uphold the lawful decision of Dublin City Council Planning Department.

Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

Fee

7. You **must** make sure that the correct fee is included with your observation. You can find out the correct fee to include in our [Fees and Charges Guide](#) on our website.

This document has been awarded a Plain English mark by NALA.

Last updated: April 2019.



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Form - April 2019

