

Invalid

* BPHG letter to Observer.
Return observation.

(Task-436515-25)
- Keep lodgement sheet for file.



Planning Appeal Online Observation

Online Reference
NPA-OBS-004640

LDG - 080648-25

Lid Obs: 26/05/25

Online Observation Details

Contact Name
Trish Brady

Lodgement Date
27/05/2025 11:28:00

Case Number / Description
322400

Payment Details

Payment Method
Online Payment

Cardholder Name
Patricia Brady

Payment Amount
€50.00

Processing Section

S.131 Consideration Required

Yes — See attached 131 Form

N/A — Invalid

Signed

Laura Grady Lawlor
EO

Date

~~27/05/25~~ 05/06/25

Fee Refund Requisition

Please Arrange a Refund of Fee of

€ 50

Lodgement No

LDG — 080648-25

Reason for Refund

Invalid Observation - Late

Documents Returned to Observer

Yes No

Request Emailed to Senior Executive Officer for Approval

Yes No

Signed

Laura Grady Lawlor
EO

Date

05/06/25

Finance Section

Payment Reference

ch_3RTKjJB1CW0EN5FC1I4m5DIW

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount

€

Refund Date

Authorised By (1)

SEO (Finance)

Authorised By (2)

Chief Officer/Director of Corporate Affairs/SAO/Board Member

Date

Date

File With

SECTION 131 FORM

Appeal No

ABP—

Defer Re O/H

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

Section 131 not to be invoked at this stage.

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

Signed

Date

EO

Signed

Date

SEO/SAO

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

To

Task No

Allow 2/3/4 weeks

Signed

Date

EO

Signed

Date

AA

Trish & Derek Brady
3 Ashdale Gardens
Terenure
Dublin
D6W KD26

26th 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,

We wish to make an Observation on Case Reference **RL29S. 322400, Section 5 Referral - Park House, Ashdale Road, Dublin, D6W R270**. Fee of €50.00 has been paid.

We are writing to express our deep concerns regarding the proposed conversion of Park House into a facility for housing homeless persons and/or international protection applicants. We wish to reiterate and support the decision made by Dublin City Council that this change of use is *not* exempted development under planning legislation.

We are residents of a neighbouring property that is directly overlooked by Park House from both the front and rear and we share a boundary wall. We are attaching an image to illustrate this proximity and to highlight the serious impact this development will have on our privacy.

Our concerns are as follows:

1. Privacy Concerns and Overlooking

Our property is currently overlooked by windows on both the front and rear elevations of Park House. While the building previously operated as a low-occupancy residence - typically housing one to two persons per unit - this is set to change dramatically. According to the developer's floor plans, the existing five apartments are being reconfigured to remove living spaces and maximise bedroom occupancy, potentially accommodating up to 6 - 8 individuals per room. This scale of occupancy poses a substantial and unacceptable intrusion on our privacy.

Furthermore, the recent installation of multiple security cameras on Park House, some of which appear to face directly into our front garden, has heightened these concerns. We have contacted the developer, Coolebridge Ltd., for clarification on the legality of these cameras and whether their positioning complies with data protection and privacy regulations - but we have yet to receive a response.

2. Overdevelopment and Increased Density

Park House was historically a mixed-use building of low residential density. Its proposed transformation into high-density accommodation represents a dramatic shift in the character and usage of the property, with inevitable knock-on effects on the local environment.

This area is a quiet, established residential neighbourhood. The intensification of use at Park House will introduce a high number of transient residents in a setting wholly unsuited to such density. The increase in population will likely bring elevated levels of noise, strain on local infrastructure, and a decline in the residential amenity for existing residents.

3. Drainage Infrastructure Issues

Even during its use as a Montessori and low-occupancy apartments, Park House had persistent problems with its drainage system. It is well known in the area that Dyno-Rod were frequently called out to deal with blockages. This issue will be greatly exacerbated by a significant increase in occupancy, which the existing drainage infrastructure is clearly not capable of supporting.

4. Lack of Clarity and Public Consultation

There has been no meaningful communication from Coolebridge Ltd. regarding the intended use of the property or the number of individuals to be housed. In a matter with such serious consequences for the local community, transparency is essential. We request confirmation of:

- The exact number of residents to be accommodated;
- Whether there will be any restrictions on maximum occupancy;
- How privacy and noise mitigation measures will be implemented;
- Whether the development complies with planning regulations and building codes.

Conclusion

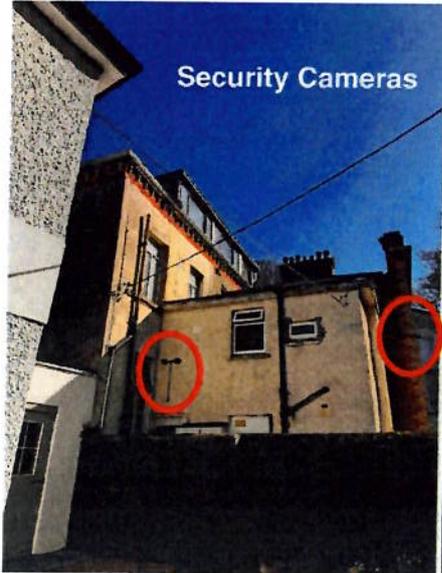
In light of the above, we respectfully ask the Board to uphold Dublin City Council's decision and confirm that the proposed development constitutes a material change of use, which is not exempt from planning control. We strongly object to this unauthorised intensification of use, which would undermine the character, privacy, and amenity of our residential neighbourhood.

We urge the Board to give due consideration to the serious implications this development will have on the quality of life of long-term residents in the area and uphold the decision of Dublin County Council to refuse planning permission.

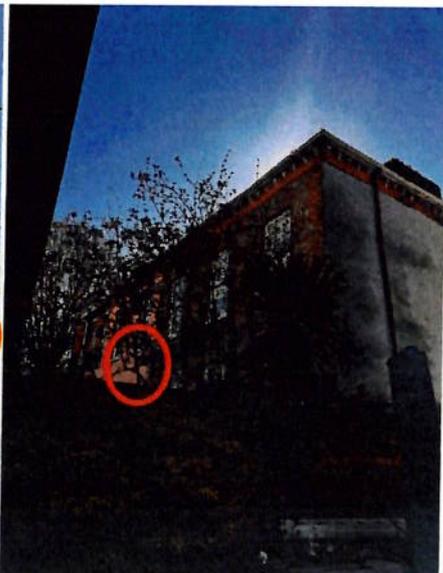
Kind regards,

The image shows two handwritten signatures in black ink. The signature on the left is 'Trish' and the signature on the right is 'Derek'. Both are written in a cursive, flowing style.

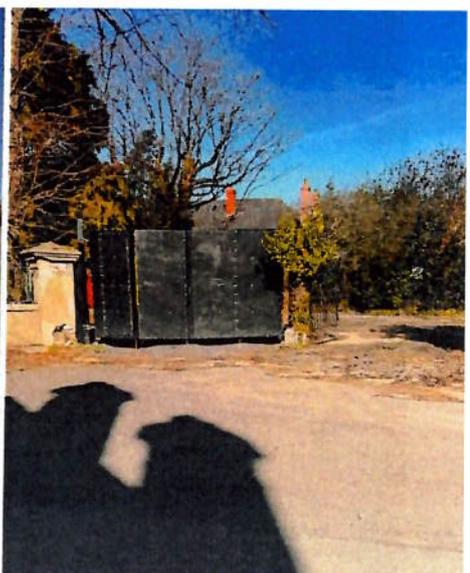
Trish & Derek Brady



Front Garden Overlooked by rear of building



Back Garden Overlooked by front of building



Heritage wall knocked to widen access

