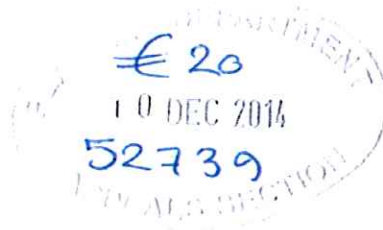


Gilbert Power & Rachel Kenny,
Planning Department,
Fingal County Council,
County Hall,
Main Street,
Swords,
Co. Dublin



09 December 2014

**Re: Plan F14A/0450 for Denali Holdings Ltd at Dunbo Lodge, Dunbo
Hill, Howth, Co. Dublin**

Dear Gilbert and Rachel,

On behalf of constituents living in the immediate area surrounding the above mentioned development at Dunbo Hill, Howth, I wish to make the following submission of objection to the above plan 'for retention and permission' for four detached houses at the above location.

I have carefully read the application documents including the submission prepared by Michael B. Doyle Architects. I have also studied the original grant of permission from An Bord Pleanála (No. PL 06F. 230529) and

the Fingal County Council Planning Register Application Plan F08A/0673. It seems clear from Plan F14A/0450 that major changes have been made to the four buildings constructed on this site in serious contravention of the grant of permission from An Bord Pleanála. For this reason, permission for Plan F14A/0450 should not be approved.

The Micheal B. Doyle submission states that the "general disposition and general appearance" of the four houses "is very close to the granted" but then proceeds to give a litany of very significant changes to the permission in the buildings constructed which are at total variance with the above statement. Planning legislation from 1963 to 2000 and onwards was enacted by the Oireachtas to give clear and legal guidelines for development for all citizens and for the construction industry.

Building structures "adhering to the spirit and intent of the planning permission" is simply nowhere near good enough. In this context, Condition One of PL 06F. 230529 could not be clearer: "The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars received by An Bord Pleanála with the appeal documentation on the 15th day of August 2008..."

The omission of basements in each house is surely a profound change of design from the original plans. The proposal says that basements were omitted "for both practical and financial reasons" and were a "legacy from developer mindsets" in 2008. However, the basements were key elements of the house designs applied for in the original plans for the over-development of the site at Dunbo Lodge. The local objections to the original planning application did include concerns about the impact of excavations and basement construction. But the approval by An Bord Pleanála accepted this design as part of the four new homes and the current construction represents a fundamental change from that plan.

There are also significant changes to the site layout in the construction of Plan FO8A/0673/E1. The layout of the new estate road and the parking provision for each house has been altered from the road and parking layout in the original plan which was finally approved by An Bord Pleanála. The insertion of four detached houses into this small site of course made it very difficult for the proposers to give adequate-sized front and rear gardens and adequate parking spaces for the new homes. Therefore, it appears that the applicants came up with a solution of 'tweaking the site plan' in contravention again of the original planning permission.

The location of House One has been changed by a 'slight rotation'. This and other window and proposed boundary changes at House One and House Two are said by the applicants to have been introduced or are under consideration to facilitate neighbours of the development living in Evora Park. Obviously, any changes which assist neighbouring homes to retain some privacy would be welcome but again the major change in House One is outside the permission granted. The position of House Three has also been rotated and moved closer to the northern boundary of the site while the location of House Four has been 'adjusted' to the east. The interior layouts of Houses Three and Four have been changed and there are also changes in the fenestration of both buildings. It has been reported that the ground floor area of level one of the new houses has been significantly increased in square metres and it has been estimated that the resulting cubic area of the new homes is greatly in excess of the approved size.

The receiving area of this development is suffering a serious loss of amenity and privacy because of the density and height of the originally permitted plan. The Michael Doyle submission purports to understand this local concern among the closest 24 households to the development. The major changes made to the approved plan are said by the

promoters in almost every case to result in improvements to the original design, especially in relation to neighbouring homes. In fact, however, the changes mostly facilitate the developer and do little to address the continuing anxieties and sense of loss that the overdevelopment of the site is producing in neighbouring households.

Twenty local residents opposed the original Plan F13A/0003 at this location because of the landlocked and difficult nature of the small garden site between Evora Park, Evora Terrace and Dunbo Hill. Plan F08A/0673 for four large (and effectively three storey) homes at the location was refused by Fingal County Council on 29 May 2008 on the grounds that the small 0.19 ha. site was totally unsuitable and that the overdevelopment of four detached houses would have an overbearing massive impact on up to thirty-six surrounding older homes. An Bord Pleanála's Planning Inspector, Mr. Peter Beasley, refused the proposal on appeal but his decision was subsequently overruled by the Board of An Bord Pleanála (Ref: PL 06F. 230529) in 2009.

The inspector's report turned down the proposal on the grounds that it was "out of character with the established pattern and form of development in the area by reason of this excessive height, mass and scale". The inspector also referred to the proximity and lack of

separation distance from the adjoining existing homes, lack of open space for the proposed new homes and concerns about access through the old Howth street of Evora Terrace. There were also serious concerns raised about the receiving local drainage system. These concerns are heightened now in Howth given the nearby disastrous flooding (in early August 2014) and the realisation that Howth drainage systems and infrastructure are particularly fragile because of the unique topography and geology of the Howth Peninsula. None of the above matters were addressed by the Board in its grant of permission.

I earlier contacted the Fingal Planning Department in relation to a fundamental concern of local residents regarding the legal provenance of Plan F08A/0673/E1 which was registered with Fingal County Council on 20 January 2014. The application was originally lodged by Howth Investments Limited. However, I have been informed by residents that the Companies Registration Office had listed this company for striking off on 20 October 2013 and the company was then struck off on 10 January 2014. It is still unclear how the plan of the applicant company (which had no legal existence) could have been granted an extension of permission by Fingal County Council, notwithstanding the change of ownership of the site in 2012. Residents who contacted me on this matter early last month were very anxious that all development works

would cease on the site at the rear of Dunbo Lodge, given their belief that the grant of extension of duration would appear to be legally infirm.

There is a strong feeling locally that there has been a serious lack of invigilation and enforcement of Plan F08A/0673/E1. A permission from 2009 which presented major problems for the surrounding district has not been developed even in accordance with the basic conditions of the Bord Pleanála decision. It is felt strongly also that serious unauthorised development has taken place at Dunbo Lodge which presents a significant challenge to democratic planning in this county. In all the circumstances, I submit that the best remedy now is to refuse Plan F14A/0450.

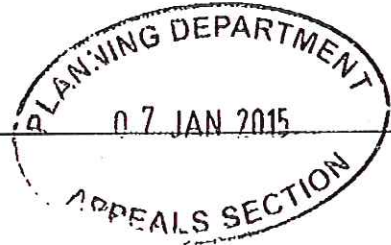
Very Best Wishes,

Thomas P. Broughan

Independent T.D. for Dublin Bay North

Linda Gannon

From: Planning Department
Sent: 07 January 2015 15:58
To: Linda Gannon
Subject: FW: Plan F14A/0474 for Michael and Pamela Adderley Hilliard at Dunbo Lodge, 4A Dunbo Hill, Howth, Co. Dublin



From: Thomas P Broughan [mailto:thomas.broughan@oireachtas.ie]
Sent: 07 January 2015 15:50
To: Gilbert Power; Rachel Kenny
Cc: Planning Department
Subject: Re: Plan F14A/0474 for Michael and Pamela Adderley Hilliard at Dunbo Lodge, 4A Dunbo Hill, Howth, Co. Dublin

Re: Plan F14A/0474 for Michael and Pamela Adderley Hilliard at Dunbo Lodge, 4A Dunbo Hill, Howth, Co. Dublin

Dear Gilbert and Rachel,

On behalf of local constituents, I wish to raise serious concerns about the above proposal. Plan F14A/0474 proposes to divide 4A Dunbo Hill into two new homes 4A and 4B and to significantly extend and increase the height of the present structure at number 4A. Dunbo Hill is a notable historic street of Howth Town and constituents' fear that the proposed new development will irrevocably change the streetscape at that location and create a negative precedent for similar older terraces in other parts of Howth. Neighbouring homes are essentially of two storey design and the development of the new third storey at this location fundamentally alters the front and rear appearance and impact of the existing Dunbo Lodge (which dates from around 1970).

Major concern relates to the problem of overlooking and loss of light from the rear of the proposed development on neighbouring homes. Map 17 showing the proposed rear elevations of the rear of 4B and 4A indicates the huge impact that the new third storey windows and balconies will have on neighbouring gardens. The proposal says that the new eight square metre balcony at 4B will be screened by a "1.6 metre high translucent screen". This offers little comfort to the overlooked residents however given the high location of the second floor study/sitting room in Map 13 of the plans. The 1.6 metre high diffused glazed screen to the side of the balcony at 4A will also offer little comfort from overlooking given the height of the new third story windows at the new house 4A.

There are also problems with the parking arrangements for the new homes following the proposed changes to the existing forecourt and car park. It is felt that the proposed 4 new car spaces is too high a vehicle and parking density for one residential site at Dunbo Hill and that the proposal effectively destroys the Victorian streetscape while seriously reducing existing residential parking and vehicle movement.

There is another major retention permission proposal being considered by Fingal County Council at present on a former garden site to the rear of Dunbo Hill, Evora Terrace and Evora Park. All homes adjoining this proposed retention development will be profoundly impacted by that proposal also. Hence the grave concern from residents that Plan F14A/0474 will further reduce their residential amenity in this location.

On the basis of the negative impact on the character of Dunbo Hill, the problem of overlooking, the loss of parking facilities and the general feared lowering of residential amenities, I wish to support resident's opposition to the Plan F14A/0474 in its current design and planning impacts.

Very Best Wishes,

Tommy Broughan T.D.

DAÍL ÉIREANN

KILDARE ST.

DUBLIN 2

Gilbert Power,
Director of Services, Planning and Strategic Infrastructure,

Rachel Kenny,
Senior Planner (Howth/Malahide),
Fingal County Council,
County Hall,
Swords.



31 July 2015

**Re: Plan F15A/0303 at Santa Sabina, Greenfield Road, Sutton,
Dublin 13 for 81 dwellings.**

Dear Gilbert and Rachel,

On behalf of my constituents on Greenfield Road, Church Road and Glencarraig, Sutton, Dublin 13, I wish to object to the above plan on the following grounds.

The proposed density of 71 apartments and 10 semi-detached houses is far too high for this sensitive location. The receiving environment is low-density, two-storey and dormer houses and the

proposal will totally change the character of this area in a negative way. The very dense estate design proposed is also totally out of character with Sutton parish and the Howth peninsula generally. The loss of these grounds for development at the very distinguished Santa Sabina girls' school also leaves the 600 or more pupils with inadequate amenity space around their school. The resulting school site (essentially buildings and hockey pitch) will then be very restrictive.

The design and height of the apartment and houses is also totally at variance with the low-lying character of earlier developments in this part of Sutton. Block A/B1, B2/B3, C1 and C2 are all three-storey and these will seriously overlook adjoining estates on the streets referred to above. There is no precedent across Sutton for three-storey developments and only very low density three-story buildings have been permitted in a very few secluded locations in the past. The three-storey design is completely related to packing the small 1.5 hectare site with 71 apartments and maximising developers' profits by so doing. Block D (the houses), is also effectively three-storey and hence also inappropriate development.

The sports hall development at Santa Sabina led to much soul-searching about access and egress from the school since the location is in quite a dangerous traffic location (going onto Carrickbrack Road and St. Fintan's estate, etc.) Now it is proposed to add 121 car spaces in the basement carpark and 41 spaces on the surface. Those 162 additional vehicles plus visitors may result in 500 plus traffic movements per day right beside 600 children and 50 staff coming and going to their school and work. Such an increase of traffic at this location is therefore unconscionable and for this reason alone, Plan F15A/0303 must be rejected. The proposed development is also very close to Sutton Cross where traffic gridlock is increasing daily and

especially at weekends (when up to 20 to 30,000 visitors move in and out of Howth on a sunny weekend day). Density in the Howth peninsula must be kept very low because of the unique role of the peninsula in local and Dublin tourism.

Last summer, Sutton and Howth suffered severe flooding including at Offington Estate and Old Castle Avenue, close to the proposal. Clearly drainage in the Howth peninsula is under severe strain because of the unique nature of Howth's steep topography and earlier careless development over streams and water-runoffs. Plan F15A/0303 shows complete lack of knowledge and disregard for the local drainage. No such proposal as Plan F15A/0303 should be remotely considered without a full drainage EIS with detailed drainage plans for the next 50 to 100 years. Plan F15A/0303 never addresses this key drainage issue and must be rejected on this ground also.

On behalf of constituents, for the above clear reasons, Plan F15A/0303 must not be approved.

Very Best Wishes,

Thomas P. Broughan

Independent TD for Dublin Bay North

*Dail Eireann
Leinster House
Kildare Street
Dublin 2*

Ms. Louise Murphy
Planning Department
Fingal County Council
Dublin 15

27th June 2016



Joan Burton TD

Dáil Éireann, Dublin 2

Telephone: 01 618 4006

Fax: 01 704 3869

Email: joan.burton@oireachtas.ie

Website: www.joanburton.ie

Re: Planning Application FW16A/0079 – redevelopment of Brady's Pub

Dear Louise,

I wish to object to the planning application (FW16A/0079) lodged by Absainte Ltd. for the redevelopment of the site at Brady's Pub. Please find enclosed the required fee of €20.

Visual Impact

The four storey development is visually obtrusive and would dominate the existing residential estates. The development extending to 12.4 metres is much higher than the existing two storey (over partial basement) structure and is entirely out of place within an area consisting almost entirely of two storey houses. The visual impact would affect not only estates immediately adjacent to the site (Talbot Downs, Talbot Court and the Old Navan Road) but also the neighboring Woodpark estate. The proposed development severely detracts from the visual amenities of the surrounding area and should be refused on this ground.

It is also apparent that the proposed development will overshadow adjacent properties, particularly in Talbot Court. The eastern boundary of the development is right beside residential properties in Talbot Court and also dominates nearby dwellings in Talbot Downs.

Density

The density of the proposed development is excessive taking into account the pattern of existing residential development in the area. Low density development is the dominant characteristic of the area. While national policy supports higher density development, such development should enhance or at least not detract from the residential amenities of existing dwellings in an area which is zoned RS. This application involves too dense a development on a restricted site in the middle of an existing residential area. The scale of the development has far-reaching, adverse implications for residents; changes the character of the area and is detrimental to residential amenities in various ways.

Residential amenity

The height and urban design of the apartment blocks are completely out of character with the existing housing in the Old Navan Road area, which consists of two storey red brick detached and semidetached houses. A high density four storey apartment

block is simply inserted in the midst of existing low density housing without any attempt to minimise its impact.

The proposal is entirely unsympathetic in terms of design with the existing buildings and is inconsistent with the established streetscape and building form. This lack of sensitivity to the urban context diminishes the residential amenities of existing dwellings.

Overlooking

The proposed development would lead to overlooking of a number of adjacent houses in Talbot Downs and Talbot Court. There is a clear view from the proposed balconies in the apartment block of a number of homes in both estates, including bedrooms and gardens. This is an unacceptable intrusion on the privacy of local residents and raises serious concerns about the safety of young children. This highlights once again the failure of the applicant to minimise the impact of the proposed development on the surrounding residential area.

Parking

The provision for residents' car parking spaces (65) is clearly inadequate to provide for residents occupying 89 bedrooms and falls short of the standard set by the Fingal County Development Plan. Moreover, this provision offers only four places for visitor parking – a strikingly low provision considering the scale of the development. This application clearly contemplates overspill car parking on the Old Navan Road, Talbot Downs and Talbot Court: such parking will present a traffic hazard and a potential danger to the health and safety of residents, particularly children.

The proposed development will replicate a familiar problem in other areas of Castleknock – the use of estates as an overflow car parking area, which currently occurs in both Park Avenue and particularly College Grove. Both Fingal Council and An Bord Pleanála have recognised (for example, PL06F.126725 on a recent planning application at the 12th Lock) that excessive on-street parking presents a traffic hazard and injures residential amenities.

Traffic

The proposed development would lead to a significant increase in traffic on the Old Navan Road at peak times in the morning and evening. The application takes no account of this, due to the failure of the applicant to undertake a separate traffic impact assessment. It is notable that the applicant fails to address the impact of increased traffic flows in any meaningful way. There is only a single point of access to this development, from a busy junction leading to the Old Navan Road. The development will inevitably lead to increased traffic flows at peak times, intensifying difficulties in exiting the estate particularly in the mornings.

Green space

The removal of a number of mature trees adjacent to Brady's Pub and on the green area just behind the site to make way for the present development further damages the visual and residential amenities in the local area. The green area is currently a sheltered, well maintained space between Talbot Downs and Talbot Court bounded

by trees on two sides, offering a valuable amenity to local residents where children can play safely. The removal of the trees, combined with access to the green area from the new block of apartments and overlooking of the green space by balconies, degrades the value of this amenity.

Over-development

This application constitutes over-development of the site, underlined by its excessive density, detrimental visual impact, lack of sensitivity to the existing urban context and lack of adequate provision for parking. Such over-development has a range of undesirable consequences in terms of overspill parking, traffic flows and public safety.

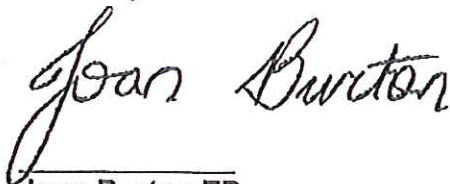
The norm for recent development in Castleknock has been a strong emphasis on building of family homes. Recent developments close to the current site have consisted entirely of family homes (in Wendover, Cherangani, and Brookwood). More substantial developments such as Bracken Park and Hamilton Park also involve extensive provision of detached and/or semi-detached houses. This reflects the predominant social demand in the area, for an increased number of three or four bedroom houses which will accommodate the growing number of families in Castleknock and Blanchardstown.

Conclusion

The proposed development would detract significantly from existing visual and residential amenities of properties in the area. The feedback from residents is that a housing development in keeping with surrounding homes would be acceptable but a higher density apartment development along the lines of that proposed will detract from their quality life. The application also presents risks to the safety of residents, particularly children, due to overspill parking and traffic hazard.

This application should be rejected by Fingal Council as it is inconsistent with proper planning and development.

Sincerely

A handwritten signature in black ink, reading "Joan Burton". The signature is written in a cursive, flowing style with a large initial 'J'.

Joan Burton TD
Dublin West

Linda Gannon

From: Elizabeth Cassin <Elizabeth.Cassin@Oireachtas.ie> on behalf of Clare Daly
<Clare.Daly@Oireachtas.ie>
Sent: 02 April 2014 13:23
To: Linda Gannon
Subject: Planning Observation - F14A/0105

Clare Daly
21 Elmwood Drive,
Swords,
Co Dublin

Application Number : F14A/0105

Description : 14 two storey houses

Location : Seamount Road, Malahide



To Whom It May Concern

I am writing as an elected public representative to express my grave concern in relation to the planning application number F14A/ 0105 from the Daly McCabe Partnership, seeking permission to build 14 two storey houses off the Seamount Road in Malahide.

I would strongly urge a refusal of this application for the following reasons:

- (1) The site in question is an elevated one. There are strong planning histories in this area where permission was previously refused to existing homeowners who attempted to build a second floor on their properties. The reasons for the refusals were in relation to issues of overlooking and overshadowing at this location. In my opinion this restriction still applies, and is particularly relevant at that location.
- (2) I believe that there are boundary issues which have been raised by a number of the adjoining landowners, who state that the site upon which the application is made is not fully under the control or ownership of the applicant. It seems to me very peculiar that this application could proceed while this discrepancy prevails.
- (3) There is considerable congestion on the Seamount Road every morning and to add to this would be detrimental to the general well-being of residents in the area.
- (4) As the local authority is aware, there are presently many issues regarding problems of water pressure at this elevated location. To add to that difficulty, by allowing a considerable number of new dwellings would seriously impact upon the water quality of all of the adjacent dwellings and would be injurious to the quality of life of existing residents.

I trust you will take these points into consideration, along with the wide-spread concern of existing residents, and refuse the above application

Yours sincerely,
Clare Daly TD

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✓

Linda Gannon

From: Elizabeth Cassin <Elizabeth.Cassin@Oireachtas.ie> on behalf of Clare Daly
<Clare.Daly@Oireachtas.ie>
Sent: 02 April 2014 13:24
To: Linda Gannon
Subject: F14A/0106 - Planning Observation

Clare Daly
21 Elmwood Drive,
Swords,
Co Dublin



Application Number : F14A/0106

Description : 47 Houses with access to the Seamount Road from Seamount Abbey

Location : Seamount Road, Malahide

To Whom It May Concern

I am writing as an elected public representative to express my grave concern in relation to the planning application number F14A/ 0106 from the Daly McCabe Partnership, seeking permission to build 47 houses with access to the Seamount Road from Seamount Abbey.

I hope that this application will be refused for the following reasons:

- (1) The provision of a walkway to access the new development through Oak Hall. The planning application contains within it a pedestrian link through Oak Hall which has caused grave concern for residents in that area. These residents purchased their homes with the belief that their homes were self contained within a secluded cul-de-sac. They are entitled to have their privacy respected and I believe that this pedestrian link is seriously injurious to their quality of life.
- (2) The extinguishment of the existing right of way from Seamount Park to the common land on the top of the hill across to Seapark estate, is from the opposite point of view an erosion of their established walkways and again injurious to their enjoyment of their surrounding area. It seems peculiar to propose eliminating an established walkway, while creating a new one through an existing cul-de-sac.
- (3) The loss of mature trees is unsightly and unnecessary and there is a belief from local residents that these trees should be maintained.
- (4) The Seamount Road is an area of considerable traffic already. Adding almost 50 dwellings from which vehicles will access the road in the mornings or evenings will only be a further recipe for congestion and is in excess of what the local road infrastructure can support.
- (5) Problems with water pressure along this elevated site are already in existence and to add another almost 50 dwellings will only further impact on that area.

For all of these reasons, and particularly the serious concerns of those living in the area, I hope that you will refuse permission in relation to this application.

Yours Sincerely
Clare Daly TD

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Linda Gannon

R. No. 47.337.

From: Elizabeth Cassin <Elizabeth.Cassin@Oireachtas.ie> on behalf of Clare Daly
<Clare.Daly@Oireachtas.ie>
Sent: 03 October 2014 12:22
To: Linda Gannon
Subject: Planning Objection F14A/0365

Hi Linda,

Further to our phone conversation see below the Planning Objection from Clare Daly.

All the best
Liz (on behalf of)
Clare Daly TD



Objection to Planning Reference : F14A/0365

Description: Development of 173 dwellings at lands in Ridgewood

To Whom It May Concern,

I am writing as an elected TD for Dublin North and a resident of Swords, to object in the strongest possible terms to Planning Application number F14A/0365. I am very aware of the planning history on the site having been a member of Fingal County Council for 13 years until 2011, and having participated in the zoning and Local Area Plan decisions in relation to the site.

I am deeply concerned at the entire process in relation to the LAP. I believe that the fact that the LAP covered only lands in the ownership of MKN, the developers of the site, is completely against best practise. Planning decisions should not be based on land ownership rather than the development needs of the area.

I have made formal inquiries about this process to the local authority and raised my concerns directly with the Minister for the Environment.

The main reasons for my objection to this development have been articulated very coherently by many residents in the area and is it my duty as their public representative to support their views. I agree with their objections along the following lines, which mainly centre around the traffic impact and the fact the assessments conducted in relation to this aspect of the plan were conducted as part of the LAP, by a company with a Director who is also on the Board of the company that owns the site.

The concerns are as follows:

1. The transport statement included in the latest planning application (F14A/0365) references and is heavily reliant on the Transport Impact Assessment carried out by Transport Insights Ltd. This company was incorporated in January 2013 with Sean McKeon of 163 Howth Road listed as a director. CRO

incorporation documents of Transport Insights Ltd also list Sean McKeon as a director of MKN Properties Limited.

The Department of Transport's Traffic Management Guidelines" (section 1.11, page 28) states that "Transport Assessments ... should be an impartial assessment". Given that the TIA, was conducted by a company sharing, in-common, a director of MKN Properties Ltd, it could be aggrued that the TIA was not impartial. Given the current questions being raised in relation to the TIA, the Transport Statement cannot rely on any thresholds set therein.

2. The Transport Impact Assessment conducted by Transport Insights indicated that it followed NRA guidelines. The NRA is primarily concerned with the national roads network and not with roads within a housing estate. The TIA should have considered the impact on local roads and junctions in keeping with the Department of Transport's Traffic Management Guidelines. These guidelines get no mention. The transport assessment conducted by Transport Insights did not describe the negative impacts of the proposed development as required by section 1.11 of the Department of Transport's Traffic Management Guidelines: "Transport Assessments ... should be ... a description of both the positive and negative impacts of the proposed development".

3. If the NRA's guidelines are of relevance, why was a scoping exercise as required by the NRA guidelines not conducted? The scoping exercise would have considered issues within the Ridgewood development. In relation to motorised vehicles, Transport Insights Limited has solely focused on vehicle movements through the Forest Road junction. It has not given appropriate consideration to other areas such as those outlined in Table 2.3 of the NRA Guidelines e.g. (i) the development may generate traffic, particularly heavy vehicles in a residential area; (ii) there is significant concern over the development's effect on road safety; (iii) the development is part of incremental development that will have significant transport implications. These other considerations cannot be explained away by an optimisation of the the signal controls at the Forest Road junction .

4. The Council has noted that it "seeks to have two accesses into any development of more than 100 houses, to avoid the disruption that would occur should a single access be closed (e.g. for a fire or a fatal accident investigation). Ridgewood currently has over 1000 houses and an additional access would be desirable but it is not available." In light of the lack of a second entrance, further development in Ridgewood should be halted until such time as a second entrance exists. The council has stated that "The only possible option of a second access to Rivervalley has been discussed by the Council during the course of the 2002 LAP for Ridgewood (Rathingle) and was roundly rejected at that time. It would not be appropriate to reconsider this matter. " We reject this assertion and suggest that a second entrance along the route of the proposed Swords Western Bypass road should be considered and be a pre-requisite to any further development at Ridgewood. There is a linear distance of 675metres from the Forest Road to the Class 1 Open Space occupied by the football pitches.

5. The Transport Statement notes that there is good accessibility levels for pedestrians and cyclists. For cyclists, the Forest Road junction is the only formal cycle path. The pedestrian walkway to the rathingle Road has not been finished to a level suitable for cyclists. This is contrary to a condition attached to F02A/0746 viz. "A cycle lane shall be provided within this link road and the width and alignment of this road shall be fully agreed with the Roads Planning Engineer prior to its construction".

6. There are serious safety issues at the roundabout at the entrance to the estate. These will only be made worse by the addition of almost 200 more homes.

I trust that you will take these concerns on board and refuse permission.

Yours sincerely,

Clare Daly TD
21 Elmwood Drive
Swords
Co. Dublin

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<http://www.oireachtas.ie/parliament/ga/eolas/beartasriomhphoistanoireachtaisagusseanadh/>

Alison Rothwell

From: Elizabeth Cassin <Elizabeth.Cassin@Oireachtas.ie> on behalf of Clare Daly
~~Elizabeth Cassin~~
Sent: 02 March 2015 14:56
To: Alison Rothwell
Subject: RE: F15A/0027

Clare Daly
21 Elmwood Drive,
Swords,
Co. Dublin

RE: F15A/0027

2nd March 2015



R.No.
64943.

To Whom It May Concern

I would like to object in the strongest possible terms to the above planning application which seeks to amend permission for a development which is currently under construction granted under reference number F09A/0015. The amendment involves the replacement of house type G(2 no. 2 storey 4 bed units), with one no. 4 storey apartment block consisting of 10 no. units. I oppose this application for the following reasons:

- 1: This amendment represents a substantial overdevelopment of the existing site, at an excessive building density and in a manner which is completely out of character with the adjoining residential areas.
- 2: The increase in the number of housing units at this location would undoubtedly have a sharp impact on the already overburdened narrow stretch of road between the development and Seamount Drive.
- 3: Local residents have raised issues about some of the boundaries being in dispute and that no clarity exists as to the exit onto the Seamount Road for cars, as land ownership is not in the builder's possession. This matter needs to be thoroughly investigated as it undermines the entire proposal which could not be contemplated without these matters being clarified.
- 4: The proposed pedestrian footpath shown on the roads layout dated January 2015, runs across land at the corner of Seamount Road and Knockdara, which is landscaped and paid for in terms of maintenance by Knockdara residents and in that sense the inappropriateness of the developer including this land in his planning application is highly suspect.
- 5: This could potentially set a precedent for similar high density development, which in the context of the designation as a sensitive landscape and the erosion of the green belt around Malahide is completely unacceptable.

I trust you will take these points on board and refuse the application.

Yours Sincerely
Clare Daly TD

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✓

Clare Daly,
21 Elmwood Drive,
Swords,
Co. Dublin

21 April 2015

Fingal County Council
Planning Department
Town Hall
Swords
Co. Dublin



Applicant: McGarrell Reilly Developments Ltd.

Site Address: Great Commons, Lusk Village, Skerries Road, Lusk, Co. Dublin.

Re: Amendments to part of previously approved development of 32 houses (Ref. F09A/0009). The site adjoins Whitethorn Walk, Scholars Walk, Netterville Place and Joyce Road. The application seeks to revise 17 no. house types and omit 3 houses. The development seeks to now consist of 29 no. two storey houses comprising 4 no. 4 bed houses, 22 no. 3 bed houses and 3 no. 2 bed houses. The development includes all associated site works and infrastructure.

Planning Ref No. F15A/0111

Case officer: Roisin Burke

Dear Ms Burke,

With reference to the above planning application, I wish to strongly object to developers, Sean Reilly, Charles Reilly, Brian Reilly and Raymond Reilly, in this instance trading as McGarrell Reilly Developments Ltd, being allowed to build again in 'Lusk Village' on the grounds that they have not removed pyritic infill from affected homes and remedied other building defects in the estate, referenced in enforcement proceedings initiated against them by the Building Control Section of Fingal County Council. Until such time as the Lusk Village estate has been brought fully into compliance with building regulations, McGarrell Reilly and any associated companies should not be granted further planning permission/amendments or commencement notices by Fingal County Council.

I request of all relevant authorities that until they have met their responsibilities in relation to their previous developments, all non compliant and uncooperative builders/developers:

- be refused future planning permission by the planning authorities;
- be disqualified from the Construction Industry Register set up by the Department of the Environment and the Construction Industry Federation;

- be disqualified from any incentives made available to the construction industry.

I understand from the written response by former Minister of State for the Environment Jan O'Sullivan to a parliamentary question asking the Minister for the Environment to ensure that local authorities, in considering requests for future planning permissions, will take account of the record of builders and developers to deal satisfactorily with pyrite and other breaches of building regulations in their former developments. In that response [Question No.197 for WRITTEN answer on Thursday, 16th May, 2013, Ref No: 23405/13], the Minister for the Environment stated that:

Section 35 of the Planning and Development Act 2000 provides that planning authorities may apply to the High Court for authorisation to refuse to grant planning permission to a developer who has substantially failed to comply with the conditions of a previous permission.

This power was significantly strengthened in the Planning and Development (Strategic Infrastructure) Act 2006, which effectively reverses the burden of proof in relation to the refusal of planning permission to a developer who has substantially failed to comply with a previous planning permission. Under the amended provisions, the authority may refuse permission in such a case and the developer will have to go to the High Court if he or she wishes to apply to have this decision annulled.

We understand that in addition to being directors of McGarrell Reilly Developments Limited, some of the aforementioned are also directors of the following companies:

- **Zale Investments**
- **Arafura**
- **McGarrell Reilly Developments**
- **Rimford Developments**
- **Emeraldford**
- **Precept Property G**
- **City North Hotel**
- **Iveagh Court Apartments Management Company**
- **Desana**
- **Rochambeau**
- **McGarrell Reilly Homes**
- **Quarona**
- **C.N. M1 Management Company**
- **Mcgarrell Reilly Management**
- **Mcgarrell Reilly Holdings**
- **Alcove Investments**
- **Fajon Construction**
- **Erne Property Management**
- **Alcove Holdings**
- **Mcgarrell Reilly Ventures**
- **Alcove Properties**
- **Marroof.**

I request that Fingal County Council does not grant any further planning permission to McGarrell Reilly Developments Ltd. or any companies associated with it until it has fully met its responsibilities in bringing the Lusk Village development into compliance with the building regulations.

Yours sincerely,

Clare Daly TD

R.No. 71604 ✓

Clare Daly TD
Leinster House
Kildare Street
Dublin 2

4 June 2015

Fingal County Council
Planning Department
Town Hall
Swords
Co. Dublin



Applicant: Station Construction Ltd.

Site Address: Lands north-east of the junction of Rathmore Road and Skerries Road, Lusk, Co. Dublin

Re: Construction of 41 two storey family houses comprising 2 no. five bedroomed houses, 16 no. four bedroomed houses, 23 no. three-bedroomed houses. The site shall be accessed from the Skerries Road. The development includes all associated site works and infrastructure, which includes landscaped open space, internal roads, paths, public lighting, utilities, drainage and surface water attenuation.

Planning Ref. No: F15A/0197

Case Officer: Ian Campbell

Dear Mr Campbell,

With reference to the above planning application, as a local elected representative I strongly object to developers, Sean Reilly, Raymond Reilly and Edwin Watters of the McGarrell Reilly Group, in this instance trading as Station Construction Ltd, being granted planning permission and allowed to build a new housing development on the grounds that they have not removed defective pyritic infill from affected homes in Lusk Village and remedied other breaches of

building regulations referenced in the appended enforcement notices ENF-001-12 and ENF-002-12 issued against McGarrell Reilly Developments Ltd by the Building Control Section of Fingal County Council on 26 September 2012. Until such time as the affected homes at Lusk Village have been brought fully into compliance with the building regulations, McGarrell Reilly and any associated companies should not be granted further planning permission / amendments or commencement notices by Fingal County Council. I fully support the submission of Lusk Village Residents in relation to the history of this developer in the area.

McGarrell Reilly, have been given every opportunity to bring Lusk Village into compliance with the building regulations, but so far affected homeowners, government, the building control authority, the Courts and the Pyrite Panel have failed to get McGarrell Reilly to do so. McGarrell Reilly succeeded in its judicial review proceedings to quash the enforcement notices issued by Fingal County Council on administrative grounds, as a result of which the substantive issues of breaches of building regulations in Lusk Village were not adjudicated upon by the Courts.

While the Pyrite Resolution Board (PRB) has had some success in securing financial contributions from other developers/builders to the Pyrite Remediation Scheme, I am not aware that it has yet had any success in securing any financial contribution from McGarrell Reilly to aid the removal of defective infill from homes in Lusk Village through the Scheme.

*See minutes of the most recent Joint Oireachtas Committee on Environment, Culture and the Gaeltacht's meeting with the PRB on the Pyrite Remediation Programme on 10 February 2015 at the following link:

<http://oireachtasdebates.oireachtas.ie/Debates%20Authoring/DebatesWebPack.nsf/committeetakes/ENJ2015021000002?opendocument#C00100>

It is vital that there be an explicit and unambiguous link between a developer/builder's compliance with building regulations on previous projects/developments and their eligibility for future planning permission.

In 2013, on behalf of Lusk Village Action, I asked the Minister for the

Environment, Community and Local Government, Phil Hogan 'if he will ensure that local authorities in considering requests for future planning permissions will take account of the record of builders and developers to deal satisfactorily with pyrite and other breaches of building regulations in their former projects and developments'. In response to Question No.197 for WRITTEN answer on Thursday, 16th May, 2013, Ref No: 23405/13, former Minister of State for the Environment, Jan O'Sullivan, stated that:

'Section 35 of the Planning and Development Act 2000 provides that planning authorities may apply to the High Court for authorisation to refuse to grant planning permission to a developer who has substantially failed to comply with the conditions of a previous permission.

This power was significantly strengthened in the Planning and Development (Strategic Infrastructure) Act 2006, which effectively reverses the burden of proof in relation to the refusal of planning permission to a developer who has substantially failed to comply with a previous planning permission. Under the amended provisions, the authority may refuse permission in such a case and the developer will have to go to the High Court if he or she wishes to apply to have this decision annulled'.

In addition, it should be noted with great concern that McGarrell Reilly has retained the same architectural practice for this new development as they used in the Lusk Village development. Conroy, Crowe, Kelly Architects issued opinions of compliance on those homes despite the fact that so many do not comply with the building regulations due to the presence of defective infill that has caused and risks causing significant structural damage to homes together with other defects identified by owners and upon inspection by Fingal County Council Building Control to which it declared itself dissatisfied with the response of McGarrell Reilly in addressing these matters (see appended ENF-001-12 Enforcement Notice cover letter).

As you are no doubt aware from media reports, developer, Sean Reilly recently sought to buy back his loans from NAMA at a substantial discount with a view to stepping up McGarrell Reilly's property development activities. Planning application F15A/0197 represents part of a much larger development planned by McGarrell

Reilly through the vehicle of Station Construction Ltd. on adjoining lands.

I request again of all relevant authorities that until they have met their responsibilities in relation to their previous developments, all non compliant and uncooperative builders/developers:

- be refused future planning permission by the planning authorities;
- be disqualified from the Construction Industry Register set up by the Department of the Environment and the Construction Industry Federation;
- be disqualified from any incentives made available to the construction industry.

In addition to being Directors of Station Construction Limited, developers, Sean Reilly and Raymond Reilly, are also Directors of the following companies:

- **Zale Investments**
- **Arafura**
- **McGarrell Reilly Developments**
- **Rimford Developments**
- **Emeraldford**
- **Precept Property G**
- **City North Hotel**
- **Iveagh Court Apartments Management Company**
- **Desana**
- **Rochambeau**
- **McGarrell Reilly Homes**
- **Quarona**
- **C.N. M1 Management Company**
- **Mcgarrell Reilly Management**
- **Mcgarrell Reilly Holdings**
- **Alcove Investments**
- **Fajon Construction**
- **Erne Property Management**
- **Alcove Holdings**
- **Mcgarrell Reilly Ventures**
- **Alcove Properties**
- **Marroof.**

I request that Fingal County Council does not grant any further planning permission or commencement notices to Station Construction Ltd or any of the other companies associated with McGarrell Reilly Developments Ltd. until the latter has fully met its responsibilities in bringing the 'Lusk Village' development into full compliance with the building regulations:

Please see attached fee of €20 for making this submission.

Yours sincerely,

Clare Daly TD

Clare Daly,
Leinster House,
Kildare St.,
Dublin 2

14 December 2015

Fingal County Council
Planning Department
Town Hall
Swords
Co. Dublin



Applicant: Station Construction Ltd.

Site Address: Townlands of Lusk and Lough Commons, Station Road, Lusk, Co. Dublin.

Re: Demolition of all existing buildings and structures, including 2 no. dwellings to facilitate the comprehensive redevelopment of a site measuring approximately 7.2ha in extent; proposed mixed use development

Planning Ref No. F15A/0565

Case officer: Patricia Conlon

Dear Ms Conlon,

With reference to the above planning application, we wish to strongly object to planning permission being granted to developers Scan Reilly, Raymond Reilly and associates for this development on a number of grounds. First, the developers, McGarrell Reilly, in this instance trading as Station Construction Ltd, have not removed pyritic infill from affected homes and remedied other building defects in the development Lusk Village, referenced in enforcement proceedings initiated against them by the Building Control Section of Fingal County Council. Until such time as the Lusk Village estate has been brought fully into compliance with the building regulations, McGarrell Reilly and any associated companies such as Station Construction Ltd. above should not be granted further planning permission.

We understand from a written response of former Minister of State for the Environment Jan O'Sullivan to a parliamentary question that local authorities, in considering requests for future planning permissions, will take account of the record of builders and developers in dealing satisfactorily with pyrite and other breaches of building regulations in their former developments. In that response [Question No.197 for Written Answer on Thursday, 16th May, 2013, Ref No: 23405/13], the Minister of State said:

Section 35 of the Planning and Development Act 2000 provides that planning authorities may apply to the High Court for authorisation to refuse to grant planning permission to a developer who has substantially failed to comply with the conditions of a previous permission.

This power was significantly strengthened in the Planning and Development (Strategic Infrastructure) Act 2006, which effectively reverses the burden of proof in relation to the refusal of planning permission to a developer who has substantially failed to comply with a previous planning permission. Under the amended provisions, the authority may refuse permission in such a case and the developer will have to go to the High Court if he or she wishes to apply to have this decision annulled.

We request that Fingal County Council does not grant any further planning permission to McGarrell Reilly or any companies associated with it (and in this instance to Sean Reilly, Raymond Reilly and Edwin Watters of Station Construction Ltd) until it has fully met its responsibilities in bringing the Lusk Village development into compliance with the building regulations.

In terms of the development in question, we are deeply concerned at the abundance of fast-food outlets proposed – with two outlets and one ‘Drive-Thru’ restaurant forming part of the plans. Lusk is already well-provided with fast-food outlets, and the creation of three more, near to a number of schools, flies in the face of all best-practice for children’s health policy, and for public health policies more generally. Proposals for new vehicular and pedestrian accesses onto the site from Saddlers Place, Scholars Walk, Joyces Road, Norseman’s Walk and Raheny Lane together with new vehicular and pedestrian accesses onto the site from Station Road will vastly increase the traffic through Lusk Village Estate, creating a hazard for children and adults alike living there. The proposed development is out-of-proportion with the site it is proposed to be located on, and will have a profoundly deleterious effect on the quality of life of residents in the surrounding estates.

Yours sincerely,

Clare Daly, TD,
Councillor Barry Martin



Dáil
Éireann

Dáil Éireann
Leinster House
Kildare Street
Dublin 2

Dáil Éireann
Teach Laighean
Sráid Chill Dara
Baile Átha Cliath 2



Claire Daly,
Leinster House,
Kildare St.,
Dublin 2

9 March 2015

Fingal County Council
Planning Department
Town Hall
Swords
Co. Dublin

Planning Objection: Planning Ref: F16A/0060

Applicant: Tony and Christine Daly

Site Address: Forest Little, Forest Road, Swords, Co Dublin

Re: Construction of 6 No two storey houses comprising 1 No 5 Bed Detached House, 4 No. 4 Bed Semi-Detached/Terraced Houses and 1 No 3 Bed Terraced House. All on a 0.19ha site with access from adjacent residential estate at Boroinhe Aspen together with all associated car parking and site developments works.

Planning Ref No. F16A/0060

Case Officer: Paul O'Brien

Dear Paul,

With reference to the above planning application, I wish to object to planning permission being granted on a number of grounds:



Dáil
Éireann

Dáil Éireann
Leinster House
Kildare Street
Dublin 2

Dáil Éireann
Teach Laighean
Sráid Chill Dara
Baile Átha Cliath 2

The proposal is entirely out of keeping with the existing development in the area. The site to be developed consists of the back garden of an existing property that has its own access from the Forest Road. Yet, the proposed development involves the creation of a new access-way through Boraimhe Aspen, and, as noted in the Engineer's Report lodged with the Planning Application, 'represents an extension of the existing Boraimhe housing estate'. There is no doubt that this would result in a serious devaluation of property for homeowners in Boraimhe Aspen who purchased their homes in an established cul-de-sac, which, should this development go ahead, will be turned into a throughway, thus transforming a quiet road into a thoroughfare, with attendant noise pollution, privacy issues, parking problems, and risks to children who play in what is a quiet and safe cul-de-sac at present.

This change would have a serious impact on the residents of Boraimhe Aspen and Boraimhe Blackthorn, who have already had talks with the Council about traffic safety issues at the entrance and exit of Supervallu. Allowing further residential units access on this already overburdened road network would be a health & safety concern.

There is also a potential legal issue or conflict of interest, whereby Boraimhe residents, who pay a management fee for the upkeep of footpaths, lights, etc. in the estate, would be funding infrastructure along a throughway for residents of the new development, who would have no legal rights or responsibility over such common areas. It is inconceivable that planning permission would be granted for such a development, that is patently against the interests of the owners of those common areas.

On all of these grounds I would like to register my objection to the proposed development and access route, which will have a deep and negative impact on the residents of Boraimhe, and I trust that planning permission will be refused.

Yours sincerely,

Clare Daly, TD



Clare Daly,
Leinster House,
Kildare St.,
Dublin 2

30 June 2016

Fingal County Council
Planning Department
Town Hall
Swords
Co. Dublin

Applicant: Knightstone Construction Ltd.

Site Address: Lands at entrance to Golden Ridge housing development (Phase 2),
Skerries Road, Rush, Co. Dublin.

Re: Construction of 3 pairs of semi-detached houses (6 houses in total) on
lands at entrance to Golden Ridge housing development (Phase 2),
Skerries Road, Rush, Co. Dublin

Planning Ref No. F16A/0280

Case officer: Phillippa Joyce

Dear Ms Joyce,

With reference to the above planning application, I wish to strongly object to planning permission being granted to developers Knightstone Construction Ltd. for the construction of 3 pairs of semi-detached houses (6 houses in total) on lands at entrance to Golden Ridge housing development (Phase 2), Skerries Road, Rush, Co. Dublin, on the grounds that the developers, Knightstone Construction, have not removed pyritic infill from affected homes and remedied other building defects in the Goldenridge development. Until such time as the Golden Ridge estate has been brought fully into compliance with the building regulations, Knightstone Development Ltd. should not be granted further planning permission.

Dáil Éireann
Leinster House
Kildare Street
Dublin 2

Dáil Éireann
Teach Laighean
Sráid Chill Dara
Baile Átha Cliath 2

There is the added affront for residents that the empty houses in the estate, that have been taken over by NAMA, are being remediated.

I request of all relevant authorities that until they have met their responsibilities in relation to their previous developments, all non-compliant and uncooperative builders/developers:

- be refused future planning permission by the planning authorities;
- be disqualified from the Construction Register being set up by the Department of the Environment and the Construction Industry Federation;
- be disqualified from any incentives made available to the construction industry.

I understand from the written response by former Minister of State for the Environment Jan O'Sullivan to a parliamentary question asking the Minister for the Environment to ensure that local authorities, in considering requests for future planning permissions, will take account of the record of builders and developers to deal satisfactorily with pyrite and other breaches of building regulations in their former developments. In that response [Question No.197 for WRITTEN answer on Thursday, 16th May, 2013, Ref No: 23405/13], the Minister for the Environment stated that:

Section 35 of the Planning and Development Act 2000 provides that planning authorities may apply to the High Court for authorisation to refuse to grant planning permission to a developer who has substantially failed to comply with the conditions of a previous permission.

This power was significantly strengthened in the Planning and Development (Strategic Infrastructure) Act 2006, which effectively reverses the burden of proof in relation to the refusal of planning permission to a developer who has substantially failed to comply with a previous planning permission. Under the amended provisions, the authority may refuse permission in such a case and the developer will have to go to the High Court if he or she wishes to apply to have this decision annulled.

We request that Fingal County Council does not grant any further planning permission to Knightstone Construction until it has fully met its responsibilities in bringing the Golden Ridge development into compliance with the building regulations.

Yours sincerely


Clare Daly TD

✓

Linda Gannon

From: Les Doyle
Sent: 14 January 2015 15:17
To: Linda Gannon
Subject: FW: F14A/0488 Crescent Park Application for 42 two storey dwellings and 12 semi detached three bedroom houses at Darcystown Balrothery

FYI & Att

From: Darragh OBrien [mailto:Darragh.O'Brien@Oireachtas.ie]
Sent: 14 January 2015 15:09
To: Planning Department
Cc: Les Doyle; Gilbert Power
Subject: F14A/0488 Crescent Park Application for 42 two storey dwellings and 12 semi detached three bedroom houses at Darcystown Balrothery

A Chara,

With reference to the above planning application, I wish to put on record my opposition to it and recommend that planning permission be REFUSED.

Is mise, le meas,

Senator Daeagh O'Brien
Seanad Leader Fianna Fáil
Dublin Fingal



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Michelle Burke

From: Darragh O'Brien <Darragh.O'Brien@Oireachtas.ie>
Sent: 21 April 2015 12:51
To: Planning Department
Cc: Gilbert Power
Subject: F15A/0111 - McGarrell Reilly - Great Commons, Lusk Village, Lusk, Co. Dublin

A Chara,

I write with reference to the above planning application and wish to put on record my opposition to it and recommend that planning permission be refused.

Is mise, le meas,

Senator Darragh O'Brien
Leader Fianna Fáil Seanad Éireann
Dublin Fingal

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Michelle Burke

From: Darragh OBrien <Darragh.OBrien@Oireachtas.ie>
Sent: 21 July 2016 15:16
To: Planning Department
Subject: Planning Reference: F16A/0280

A Chara,

I would like to put on record on my strong objection to Planning Reference: F16A/0280

Kind Regards,

Darragh



Darragh O'Brien TD
DUBLIN FINGAL



Dáil Éireann, Leinster House,
Kildare Street, Dublin 2.

☎ 01 618 3802

🌐 www.darraghobrien.ie

Follow Darragh on **twitter** @DarraghOBrienTD

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✉ darragh.obrien@oireachtas.ie

Working with your Local Fianna Fáil Councillors:

☑ Adrian.Henchy@clrs.fingal.ie (Swords Ward)

☑ briandennehyff@gmail.com (Ballybriggan Ward)

☑ darraghbutler1@gmail.com (Swords Ward)

☑ Eoghan.O'Brien@clrs.fingal.ie (Malahide/Hoath Ward)



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MINISTER OF STATE
AODHÁN Ó RÍORDÁIN TD

7 September 2015

Dear Sir/Madam,

I wish to submit the following objection to **Planning Application F15A/0362** in Howth:

It is my opinion that the proposal for the former Techrete and Teeling Motor Company Sites, Baltray Park and the pumping station/maintenance depot site is too large in scale in the context of its local surroundings. Having met with local residents it is clear that there are concerns over the proposals.

Local residents have serious concerns over the impact such a large development will have to the existing residential areas. Concerns include the resulting large increase in traffic, not enough parking spaces to cater for the increase in residential and commercial units, and an increase in shadowing on existing properties.

As the local public representative for the area, I share these concerns of residents and believe that the community gain of this development is minimal in the context of the scale of this proposal.

For those reasons I have submitted this objection to the above planning application.

Yours sincerely,

Aodhán Ó Ríordáin
Teachta Dála, Dublin Bay North

MINISTER OF STATE FOR NEW COMMUNITIES, CULTURE, EQUALITY AND DRUG STRATEGY

| | |
|-------------------------------|------------------------------------|
| Constituency Office | Ministerial Office |
| Dublin Bay North Labour Party | Department of Justice and Equality |
| 203 Philippsburgh Avenue | Bishop's Square |
| Marino | Redmond's Hill |
| Dublin 3 | Dublin 2 |

Tel: 01 618 3209 Email: aodhan.oriordain@oif.ie Web: www.aodhanoriordain.ie


Labour



LEO VARADKAR TD

Dublin West Constituency

Minister for Social Protection

Department of Social Protection
Aras Mhic Dhiarmada,
Store Street, D01 WY03.
Tel: 01 704 3630

Constituency Office:
37A Main Street, Ongar,
D15 K3CT.
Tel: 01 640 3133 / 01 704 3630

Email: leo.varadkar@oif.ie
Web: www.leovaradkar.ie

Ms. Louise Murphy
Planning Dept.
Fingal County Council
Grove Road
Blanchardstown
Dublin 15



28th June 2016

Re: FW16A/0079

Dear Ms. Murphy,

I am writing to make an observation on the proposed redevelopment of Brady's Pub for an apartment complex. The proposed zoning for the site in the Development Plan 2017-23 is for 'residential development' and to 'protect residential amenity'. The site is appropriate for residential development given the housing shortage in the area and its proximity to major employment sites and public transport.

However, this is an infill site in the middle of a developed and settled area and the proposed development does not protect or improve residential amenity. Rather it is injurious to it and therefore is contrary to good planning in my view.

I say this for three reasons:

- (1) The density is excessive and is out of line with similar in-fill sites like Cherangani and Castleknock Cross (formerly Farmhand) in the vicinity
- (2) The proposed development is very intrusive on the streetscape with no significant set back from the Old Navan Road
- (3) I am certain it will impact on the residential amenity and property values of neighbouring homes.

I submit that the application be rejected in favour of a more appropriate residential or mixed use development for this site.

Yours sincerely,

Leo Varadkar TD
Minister for Social Protection

