

3900/18

Observations On-Line Cover Sheet	
	3900/18
<b>Location:</b>	3, Poplar Row with a service access on Annesley Place, Ballybough, Dublin 3
<b>Observers Name:</b>	Mr Ciarán CUFFE
<b>Date Received</b>	07 October 2018
<b>Receipt Number</b>	633208
<b>Observer Address:</b>	50, Montpelier Hill Dublin 07

**Comments:**

Councillor Ciarán Cuffe  
Green Party : Comhaontas Glas North Inner City Ward  
50 Montpelier Hill, Stoneybatter, Dublin 7  
D07 F8H2  
Cuirim Fáilte Roimh Ghaeilge - Irish Welcome  
www.CiaranCuffe.ie  
Oifigeach Poiblí Ainmnithe faoin Acht um Brústocaireacht a Rialáil 2015  
Designated Public Official under the Regulation of Lobbying Act 2015

7th October 2018

The Dublin City Planning Officer  
Civic Offices, Wood Quay  
Dublin 8 D08 RF3F

Observation regarding Planning Application 3900/18 3 Poplar Row, Dublin 3

Dear Madam/Sir,

I request that the following issues be reflected in your determination of this Planning Application:

I am concerned at the use of small 38.6 sq. m. effectively single-aspect north-facing studio apartments. Article 2.3.3 of the City Development Plan states that 'The provision of quality housing that is suitable for citizens throughout their lives and adaptable to people's changing circumstances is fundamental to creating a compact city with sustainable neighbourhoods.' I do not believe that these micro-apartments are compatible with this statement and ask that they be replaced with larger units.

The proposal to place a seven-storey building directly across the road from the four story Protected Structure of Ballybough House is inappropriate. Reducing the building height by one floor may be appropriate to protect the setting of this listed building designed by the then City Architect Herbert Simms.

Parts of the building will significantly over-shadow and overlook existing buildings and homes on Strand Road, Annesley Place and Poplar Row. This impact should be presented through appropriate sectional drawings in order for the impact to be fully assessed by the planners.

A physical model of the proposed building and the surrounding neighbourhood should be submitted in order for the surrounding residents and businesses better understand the impact of the proposal.

Additional Information should therefore be required.  
I have made the appropriate €20 payment via your online portal.  
Sincerely,

Cllr. Ciarán Cuffe