



DÚN LAOGHAIRE CENTRAL RESIDENTS ASSOCIATION

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09/02/21

Case No. 309098 (St Michael's SHD)

To Whom to May Concern,

We as members of the DLCRA work towards the mission below:

Mission: to provide a forum for the residents of Dun Laoghaire Town to work together on areas of common interest to effect change.

Together with the Residents' Associations listed below, we work together towards a common vision to develop a sustainable, inclusive, thriving community in which to live and work. We are writing to say that the proposed development contravenes the Dun Laoghaire Rathdown Development Plan 2016-2022 with regard to height and unit mix. The Development plan states; "that any development of the Hospital Lands must carefully address the scale and setting of Charlemont Terrace and the unique and long distance views and skyline of the Town Centre".

The height of the 14 story tower is out of scale with the houses on Charlemont Terrace and of the Town. To that end, we believe the development is in non-compliance and material contravention of the DLR Development Plan 2016-22 in terms of height, unit mix and inadequate open space.

A buy to let concentration of 80 one bed and 22 two bed apartments in such close proximity to the Bartra co-living development means a total oversaturation of this type of residences in the Town.

Additionally, there are only three car parking spaces, one of which is for a disabled driver's vehicle. As such a lack of consideration for parking displacement particularly for key hospital workers, negatively impacting other elements of the town.

It is the opinion of DLCRA that the proposed development negatively impacts the town community as a whole and the above-mentioned points should be considered by An Bord Pleanala.

Yours Sincerely

Frances Kelly

Chair of DLCRA

DLCRA includes Cross Ave RA, Crosthwaite Park RA, Cualanor RA, Clarinda Park RA, Residents of Tivoli Terraces, Dungar Terrace, Mulgrave St, The Pavillion, Charlemont Terrace/Ave, Harbour View, Woodlawn, York Rd, Corrig Ave & Sydenham Mews. Royal Terrace RA was unable to poll its members due to time constraints.