

Planning observation 313777

I would like to make the following observations regarding the proposed SHD at 2 Firhouse Road on the Mortons pub site

1. The SHD model has been a failure in terms of solving the housing and home ownership crisis. It has led to poor development by overriding local area plans. It has not resulted in decreased rents or house prices. This scheme in Firhouse was rushed through while the failed SHD scheme was being replaced.
2. This development in Firhouse serves neither the needs of young adults and families hoping to get a start on the property ladder, nor downsizers who would like to stay in their community and would be happy to sell a family home if they could buy something in the locality.
3. The height and density of the scheme is totally at odds with its surroundings. It is in material contravention of the county development plan for various reasons, particularly its height. It overlooks and dwarfs the houses on Mount Carmel Park, of which the nearest house is only 22m away. Currently, on a site of not dissimilar size across the Firhouse road from this development, a development of 16 social housing units is being built. Compare this density with the 100 units proposed for the Mortons site (presumably to qualify for SHD status). A development of this density is more appropriate to urban areas close to amenities, quality public transport and employment. Firhouse does not even have village status. The only retail services are a relatively small supermarket, a butchers, a chemist and a charity shop. There is no major employer in the area. Public transport is sadly inadequate with resulting traffic congestion at rush hour. Car ownership will be a necessity for residents of this development with implications for parking and traffic congestion. The parking spaces at basement level will be sadly inadequate to serve 100 units plus the parking needs of those using the creche, barber shop, café and medical unit. This will result in cars being parked along the very narrow road around Mount Carmel Park or on the main Firhouse Road.
4. Related to the above, a development of this density in an area with poor amenities and public transport flies in the face of the current trend towards developing a 15 minute town as a response to the climate change crisis. Car ownership will be a necessity for those living there in order to get to work or to shop for anything other than groceries. This is not the sustainable living model we should be demanding from all future developments
5. This site is adjacent to a family resource centre providing temporary accommodation for vulnerable families. It is not appropriate for a high rise, high density development with communal space at roof level to be overlooking this facility.
6. The proposed development is on the doorstep of the pedestrian entrance to the Dodder greenway. This is an area of high amenity which is of high value ecologically. It is vital that its biodiversity, heritage, amenities and landscape are protected. The proposed development will have a negative impact both environmentally and visually. In addition the quiet, narrow road between the proposed development and Mount Carmel Park is also the approach to the pedestrian entrance to the Greenway at Firhouse. It is used by

families with children on bikes, scooters, skates etc. Any increased traffic along this road would make it less accessible and more hazardous to those using it.

7. This development is an attempt to use the housing crisis and SHD facility to make large profits for vested interests. The wrong development in the wrong place, even during a housing crisis, does not serve anyone. A small development of affordable housing which is in keeping with the prevailing density in the area would make more sense in this location.

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