

Maire Cullinan

From: Ashleigh Guest House <booking@ashleighhousemonaghan.com>
Sent: Wednesday 9 February 2022 17:36
To: Development Plan
Subject: Dublin St. North Regeneration Scheme Submission

Design Team,

We write for the purpose of making a submission to the consultation process regarding the proposed Dublin St. North Regeneration Scheme.

Our family, and antecedents, have occupied as both home, and successful Bed & Breakfast business, at no. 36-37, and in more recent years the private dwelling at no.35 Dublin St.

We have been aware for the most of two decades that the Council were considering plans to create new development opportunities at the rear of Dublin St. We have previously met with Council officials by appointment on our property over those years for the purpose of acquiring updates and ideas as to what was being considered however the years passed with little progress. We welcome this latest opportunity for engagement; however, we continue to have serious concerns and reservations for how our property, especially the amenity aspect that our family have enjoyed over seven decades, will be jeopardised. Over the generations we have have been fulfilling the words of the Plan Vision that seeks to 'create a desirable and convenient place to live', and in a further line 'to create....a strong sense of place and identity'.

From both a personal and commercial perspective, the rear garden, which is relatively large for a town centre location has provided a private oasis for ourselves, extended family, friends, and customers over all our years, enjoying the outdoor environs with little or no intrusion, relatively unique it must be said in a town centre. For many loyal customers, they have returned for accommodation to our B&B to enjoy the vibrancy of the town centre as well as to avail of the peaceful solitude of our extensive garden space. It is far from a 'redundant backlands' as the Plan refers to the rear of north Dublin St. as.

In pleasant weather an area of the garden has also served the purpose of drying bed linen and towels on clothes lines in our efforts at reducing electricity costs associated with the running of business. Similarly a storage shed, recently replaced with a new one, has been in place to serve additional storage requirements for the business.

We have genuine concerns as to the proposed plans that have been recently presented to our family, and the negating impact that will be created as a result. Of particular note is the loss of

recreational / leisure amenity that will be entirely eliminated. Maps provided appear to indicate the new proposed development will boundary only a few metres from our existing building line, resulting in the almost complete loss of the garden. The peace and quiet of this cherished amenity will be lost with the development of a new street Russell Row, and adjacent parking.

With the substantial acreage that exists within the overall development footprint, it has to be asked why has such considerable encroachment into our property occur? We seek of the planners to consider this key issue, and that a meeting opportunity is scheduled in the time ahead to consider additional points we may wish to raise.

Sincerely,

The Monaghan Family
047-81227