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Neasa Hourigan TD  
Leinster House, Kildare Street  
Dublin 2

Dublin City Council,  
Civic Offices, Wood Quay  
Dublin D08 RF3F



19th December 2022

Re: 5317/22, development of Short Term Lease Apartments at 86, North King Street, Dublin 7

Dear Sir/Madam,

We wish to comment on the above planning application. We have included our observations below and submitted the required fee.

Kind Regards,



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Neasa Hourigan TD, Dublin Central

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Cllr. Janet Horner, North Inner City

# Observations

## 1. Short Term Lease apartments

There is a scarcity of residential accommodation for rent and to purchase in Dublin city. Dublin City Council recognises, based on its Housing Need Demand Assessment, *“that the scale of construction required to meet the target is significant.”* Until the demand for these needs is met it would be unwise to grant permission for additional short term lease apartments on sites that would be suitable for longer term residential use.

## 2. Aesthetic quality

We believe that the design of the building is in violation of policy QHSN12 - “build on local character as expressed in historic activities, buildings, materials, housing types or local landscape in order to harmonise with and further develop the unique character of these places;”

The building will sit in the middle of a row of historic buildings (many of which are listed structures). While we would not expect any new build to exactly match these buildings the positioning of the balconies is completely out of character with the rest of the street.

