
Cllr Feljin Jose and Neasa Hourigan TD
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Leinster House, Kildare Street
Dublin 2

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

25th July 2024

Re: 3907/24, Chapel of Rest, 1A Carlingford Road, Dublin 9

Dear Sir/Madam,

We wish to submit an observation on the above planning application.

It is important for local residents that the site is developed in a manner appropriate to the location.

We include below our observations on this planning application.

Kind Regards,



Neasa Hourigan TD, Dublin Central



Cllr. Feljin Jose, Cabra-Glasnevin

Observations

Traffic and parking

The major concern raised with us by constituents was related to traffic and parking.

Road width

With parking bays on both sides of Carlingford Road, the road is effectively wide enough for only one vehicle. We feel that with the large volume of traffic around a viewing/removal this will result in significant traffic jams. In addition to problems for residents this would be especially bad for the Drumcondra Road which is the main northbound artery in and out of the city. Traffic travelling north and south on the Drumcondra Road currently turns into Carlingford Road.

Parking

Parking is already at a premium in the area with residential paid parking being in place on most of the adjoining streets.

It is difficult to see how these streets would accommodate the additional parking associated with a funeral viewing or cortege. It is also difficult to see how paid parking would be enforced - at a difficult time for mourners we can not envisage Dublin Street Parking Services clamping people.

Nor would we like to see a situation where a private business blocks off public parking for mourners as this would set an undesirable precedent.

A previous decision from An Bord Pleanála ([PL 29N.235289](#)) in relation to an application for a funeral home at 54 Iona Crescent, 500m from 1A Carlingford Road, also made this point:

“To conclude, it is considered that the proposed development will attract significant additional traffic into this primarily residential area, which together with inadequate car parking in the vicinity of the site has the potential to create traffic congestion and seriously impact on the residential amenities of the area”

The precedent cited by the applicant (the conversion of an old Paddy Power near the Goat Pub) is a good example of the kind of quantum of parking that should be allocated.



Volume

Accepting the applicant's limit of 1-2 viewings a week would still see 2-4 moments (the viewing and removal). This would occur even on weeks where there is already significant traffic from Croke Park sporting events and concerts. This would have an impact on residents who already deal with significant traffic as is.

Peak hours

The application states that *"the Chapel of Rest is a low intensity use predominantly at off peak times"*. This is contradicted earlier in the application where viewing times (5pm-6:30pm) and removal time (10am - presumably with people arriving before 10am) are both at peak times.

Ownership

It is not clear, based on the Property Registration Authority files, that the applicant is the owner of the property. If this is not the case, a letter of consent should be included with the application.

Residential Amenity

Some residents have expressed concerns about whether it is appropriate to load and unload a casket from whatever parking space is available on the public street in a primarily residential area. These concerns extend to both the people who live in the area and the mourners.

All of the funeral homes listed in Appendix 1 (with the exception of #4 which does not seem to operate as a Chapel of Rest) have dedicated on site parking either at the rear or the front of the building. This allows for the dignified transfer of the casket without any disruption to nearby residents.

Again An Bord Pleanála's previous decision ([PL 29N.235289](#)) also made this point:

*"All activities associated with the removal of remains would of necessity occur at the front of the building, which may not, as pointed out by the appellants', **be entirely appropriate having regard to the primarily residential nature of the area.**"*

Coffee shop

The coffee shop as outlined on the floor plans has:

- A customer sit down area but no toilet facility for customers that we can see
- No toilet or changing facilities for staff that we can see

It is also not clear to us what fire exit provisions are in place for this part of the building.

Timings and frequency

The application notes that *"The number of viewings that will occur will be between one or two per week"*. If this statement is relied on as part of any decision to grant that frequency should be stipulated as a condition on the grant.

The timings outlined in the application are couched in such vague language (*"generally", "usually"*) it can give no relief to the traffic concerns outlined above in this observation.

Need for service

Page 2 of the external report submitted with the application says that there is no funeral home in Drumcondra and that this represents a gap for this community service.

In fact within a 2.6km radius there are no less than eight funeral homes (see Appendix 1 for details). At least 7 of these allow for viewings.

It is also common for viewings to be organised at a family home and facilities attached to nursing homes e.g. nearby Highfield Hospital has a facility for viewings.

Need for the service should not be a ground to grant permission.

Storage of body

It is not clear from the drawings where the body is stored when it remains on the premises overnight. There is no obvious cold storage facility on the drawings. It is not clear whether such a cold storage facility would be normal where a body is on the premises overnight.

Office space

The drawings show the second floor in use as office space. We gather that this used to be residential accommodation. It is not clear when this change of use occurred. Any grant of permission should clarify that the grant relates only to the ground floor change of use.

Compliance with Part M

We would ask the planners to review carefully compliance with Building Regulations Technical Guidance Document M 2022.

Two specific concerns that may need to be addressed:

- Width of the corridor to the disabled toilet, especially at the pinch point where a press is indicated on the drawings
- Whether the disabled toilet in the chapel of rest meets the door with requirement.

Appendix 1

Funeral home	Distance to Carlingford Rd.	Chapel of rest	On site off street parking
1. Kirwans Funeral Directors, 21/23 Fairview Strand, D03 EC52 (map)	1.3km	Yes	Yes
2. Staffords Funeral Homes 60 N Strand Rd, North Strand, D03 HC96 (map)	1.3km	Yes	Yes, at rear
3. Jennings Funeral Home 107 Seville Pl, Dublin 1 (map)	1.5km	Yes	Yes
4. Rom Massey and Sons 1 St Mobhi Rd, D09 N5TK (map)	1.6km	No	No
5. Lanigan Funeral Directors 21 Beaumont Rd, D09 VW90 (map)	2.1km	Yes	Yes
6. Massey Bros 88a Cabra Road, Dublin 7, D07 ET92 (map)	2.1km	Yes	Yes
7. Lanigan Funeral Directors 2b Faussagh Ave, Dublin 7, D07 VX44 (map)	2.2km	Yes	Yes
8. Bourkes Funeral Directors 71 Queen St, Smithfield, Dublin 7, D07 CF68 (map)	2.6km	Yes	Yes

1. Kirwans Funeral Directors, Fairview



2. Staffords Funeral Home, North Strand



3. Jennings Funeral Home



4. Rom Massey and Sons



5. Lanigan Funeral Directors, Beaumont



6. Massey Bros



7. Lanigan Funeral Directors, Cabra



8. Bourkes Funeral Directors

