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Howth
Co. Dublin
21st January 2020
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Observation on Planning application 306102, Techrete Site Howth

A chairde,

I would like to make the following comments on the above application.

1. Height and impact on views

The heights proposed are a material contravention of Local Objective 512 in the County Development Plan which limits heights to between 3 and 5 stories, specifying that not more than 30% of the development can be 5 stories high.

This objective is soundly based in the local geography and the impacts on views from the Special Amenity Area. The negative impact of the current proposed heights is evident from the photomontage of the view from Muck Rock. The impact of the combination of the heights and the close spacing of the buildings on the character of the Howth Road beside the site are also fully demonstrated in the photomontage of that location.

The development should provide for three or four wide gaps in the buildings which would enable views from the public road to the sea and Ireland's Eye; this is not the case in this application which is connecting north south blocks at their southern ends into U-shapes, blocking the views.

Among the consequences of the excessive height and overly close buildings proposed is that some units will not meet daylight standards. Given this is a coastal location, that is a striking failure.

2. Bridge to beach

The first redevelopment planning application on the site, which was correctly refused for being an overdevelopment, provided for a pedestrian bridge over the railway to access Claremont Strand. The benefits of this for residents and the general public are evident and it should be integrated into this or any other proposal for this site.

3. Design of Howth Road

The application should build the cycle facilities on Howth Road which are an objective of the County Development Plan and the Greater Dublin Area Cycle Network Plan.

4. Architectural quality

The first application on this site, with a design by Norman Foster Architects, was rightly refused due to excessive height. However it was of a significantly higher architectural quality than this current application, with both materials and shapes which alleviated the bulkiness of the buildings. It would be ideal to have a scaled down version of that first application.

5. Mixed Use

The Plan, in Local Objective 513 provides for a mixed use development on the site, which has an urban centre zoning. This development is not a mixed use urban development but a residential development with a few shops. It could be argued that a big expansion in retail space is not required in Howth and this is correct. The mixed use does not need to be primarily extra retail.

There is a clear need in Howth, with its major tourism businesses and stunning natural environment, for hotel accommodation. The inclusion of a significant hotel would make this a mixed use development and comply both with Local Objective 513 and with objectives in the plan for local economic development, especially tourism.

Regards,

Cllr. David Healy

[1 http://www.vauban.de/en/topics/history/276-an-introduction-to-vauban-district](http://www.vauban.de/en/topics/history/276-an-introduction-to-vauban-district)