

## **GULISTAN DRAFT MASTERPLAN**



**CHIEF EXECUTIVE'S REPORT ON SUBMISSIONS RECEIVED**

**DECEMBER 2021**

## 1. Purpose of the Report

1.1 Dublin City Council engaged in a non-statutory public consultation exercise in relation to the proposed redevelopment of a site at the former Gulistan depot in Rathmines. This report summarises the submissions received during this consultation and provides the Chief Executive's response.

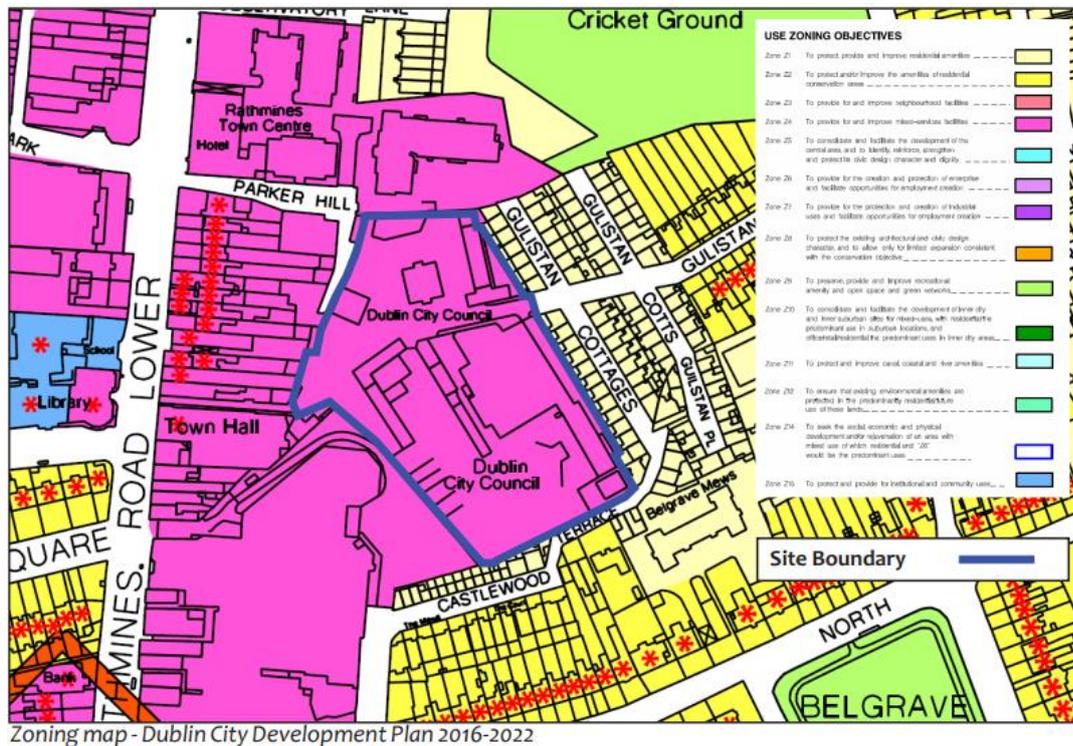


Figure 1 Study Area

## 2. Background

2.1 Gulistan Depot is a c1.13 Ha (2.8 acre) site located in the heart of the Rathmines, to the rear of the Swan Shopping Centre and Rathmines College/former Town Hall. The site comprises a former depot, a bring centre and a defunct ESB premises, now acquired by DCC.

2.2 The Council engaged in non-statutory public consultation from 20<sup>th</sup> September to 29<sup>th</sup> October 2021 (initially 15<sup>th</sup> October 2021). This included information on the City Council website, a public notice in the newspaper, posters and information in Rathmines Library, the Swan Leisure Centre, the Civic Offices and a digital notice board in the Swan Shopping Centre. A digital public presentation and Question and Answer session hosted on 11<sup>th</sup> October 2021 at which 46 participants were in attendance. Following concerns raised at the online meeting and at the Area Committee in relation to public engagement a leaflet drop was organised to inform local residents about the project and an extension to the original public consultation date was agreed.

## 3. Submissions

3.1 A total of 47 written submissions were received by the Planning Authority on the consultation portal.

3.2 The majority of the submissions include statements welcoming the redevelopment of the Gulistan site, generally with elements of concern in relation to the draft Masterplan proposals then

being raised. The themes raised in the submissions and in the online meeting related to the following issues; traffic (3.3), parking (3.4), recycling centre (3.5), amenity of existing dwellings (3.6), primary care centre (3.7), connectivity to Rathmines (3.8), density (3.9), height (3.10), unit mix/typology (3.11), social housing (3.12), age friendly housing (3.13), heritage loss (3.14), civic space (3.15), drainage (3.16), architectural quality (3.17), construction impacts (3.18), consultation (3.19), Agency Submissions (3.20) and other individual issues (3.21)

### **3.3 Traffic**

Numerous submissions outlined concerns with the traffic impact of the proposed redevelopment of the site.

Gulistan Terrace - Gulistan Terrace was indicated as being unsuited to use as a main access for the redevelopment of the Depot site. Submissions indicated that it was too narrow to safely accommodate two way traffic, emergency vehicles or construction traffic. Pedestrian safety was also raised in submissions indicating that the existing situation was sub-optimal and would be further reduced.

Submissions also indicated that the scale of development on site was not suited to having only one vehicle entrance.

Mount Pleasant Avenue - Reference was made in several submissions to Mountpleasant Avenue being unsuited to accommodating and increase in vehicular traffic that the proposed Masterplan requires.

Castlewood Terrace - Concern was raised in submissions that the proposal to allow limited vehicular egress via Castlewood Terrace was unacceptable having regard to the road width and alignment and conflict with the Swan Centre.

Submissions also indicated that direct access from Castlewood Avenue/Terrace could be provided via a CPO of the Swan Centre loading bay.

Parker Hill - Parker Hill was indicated in a number of submissions as being potentially suitable as a vehicle access point for the subject site. It is also noted however that a submission received from the Rathmines Town Centre Apartments argued that the potential use of Parker Hill as a vehicle access was not acceptable to them having regard to their access to its underground car park.

Direct Route from Rathmines Road - A number of submissions indicate that a direct vehicular route from Rathmines Road should be provided to the site, indicating inter alia, the existing pedestrian route to the side of the Town Hall could be used or a new route provided.

Car Free Development - A number of submissions indicated that the proposed development should be designed as a car free development or parking limited development. Reference was made to the potential to use the existing car park of the Swan Centre as much as possible.

Other Traffic Issues - The impact of construction traffic on the existing road network was also highlighted as a concern in submissions. A number of submissions also indicated that a Traffic Impact Assessment should be carried out for the site.

## **Chief Executive's Response**

In relation to the concerns raised about access from Gulistan Terrace/Mountpleasant Avenue, this is the existing access to the subject site and was in use when the site was a Depot facility and has been used as the bring centre access since then. It is therefore considered to be the natural access point for the redevelopment of the site. Having regard to the site's location on the public transport network it is considered ideal to be developed with a reduced level of car parking. Thus the number of vehicular movements to the site will be minimised as much as possible and will be of a different nature to that previously experienced through the operation of the Depot and bring centre

Detailed transport assessments of the capacity of the network to accommodate the anticipated traffic movements will take place at detailed design/planning application stage in order to ensure that the access arrangements are acceptable.

It is considered that the traffic egress route for Castlewood Terrace could be removed and it could be made pedestrian and cyclist only, with provision for emergency access. This would require the provision of a 'turning head' at the southern end of the site and a consequent pull back of built form from the southern boundary.

In relation to the potential for the development to be a 'car free' development, having regard to the location of the site, it is considered that the subject site is ideal from a sustainable transport point of view, being located in close proximity to high quality public transport routes. It is considered that the Approved Housing Bodies (AHBs) could be engaged with the objective of trying to provide the residential elements to as near zero as possible. A mobility hub approach to the provision of shared infrastructure such as access to car clubs, bike sharing etc. could be explored.

In relation to the provision of a direct access from Rathmines Road, it is not considered that the provision of a new vehicular access point off Rathmines Road would be acceptable having regard to the need to safeguard the Bus Connects routeway. The longstanding pedestrian access should be upgraded to provide an attractive, sustainable link between Rathmines and the new Gulistan development.

In relation to the issue of Traffic Impact Assessment, planning applications will be expected to provide a Transport Assessment as part of their application which will establish the traffic baseline, estimated traffic generation and junction capacity impacts as well as proposing mitigation measures if necessary. This will also address the issue of construction traffic impacts and how they can be mitigated.

In relation to the proposal to CPO elements of the Swan Centre loading bay to provide direct vehicular access, it is considered that this is not a feasible alternative given the need to service the shopping centre and would compromise the viability of the project.

### **3.4 Parking**

Numerous submissions raised concerns in relation to parking provision for the new development and the potential of overspill to adjacent areas. The existing on street parking for residents was highlighted as being unsatisfactory and concern was therefore raised in relation to the potential for the proposed development to further impact this.

One submission indicated that an underground car park for the HSE facility was essential.

#### **Chief Executive's Response**

It is considered that the draft Masterplan should emphasise the need for the reduction of car parking for the residential elements through the provision of a mobility hub with access to a car club. It is also considered that the HSE facility will need to ensure that it can accommodate its parking requirements fully on site and that such parking be for essential purposes only and are not supporting staff parking.

A bespoke mobility strategy will be required for the site. The appropriate level of car parking provision should be based on the accessibility of the site to public transport, services and amenities and the provision of supporting initiatives such as shared mobility schemes/infrastructure (e.g. bike and car share). Pedestrian and cycling permeability should be maximised to and through the site in order to support active travel options.

### **3.5 Loss of recycling centre**

Submissions indicated that the existing bring centre/recycling centre is a significant amenity and should be retained in any future redevelopment, even if at a reduced scale to the existing facility.

#### **Chief Executive's Response**

It is considered that the provision of a local facility could be included in the draft Masterplan. It is further noted that the DCC Cleansing Department are engaged in investigating other locations in the area for a bring Centre.

### **3.6 Impact on amenity of existing dwellings**

Submissions indicate concern in relation to the impact of the proposed redevelopment of the site on existing residential dwellings in terms of access to daylight and sunlight and in relation to privacy. Proposed building heights and location close to the boundary with existing dwellings were raised as issues of concern. A number of submissions proposed setting back the proposed development from the boundaries with, in particular Gulistan Terrace and Castlewood Terrace, with references to a 10m 'buffer zone' being made.

A submission was also received on behalf of the Rathmines town Centre Apartments to the north of the site, also indicating concern about the potential impact of the HSE facility on privacy and amenity of Block 2 of their development (the closest block to the subject site).

### **Chief Executive's Response**

The draft Masterplan is a framework to manage development proposals and is not a detailed design for the site. Detailed design considerations will be incorporated at the design/planning application stage of the process. The draft Masterplan will set out the parameters for this design process and it is noted that the general design principles require that the scheme should respect and integrate positively with the surrounding context, including a sunlight/daylight analysis in accordance with such established standards.

Having regard to the proposed change in traffic egress movement at Castlewood Terrace proposed above, it is considered that the block layout for the residential elements will need to move northwards. This will provide increased distance from the existing dwellings on Castlewood Terrace. Likewise, the potential impact of the design proposals on the existing residences to the north and east will be examined through the detailed planning and design of the relevant buildings.

### **3.7 Primary Care Centre**

The provision of a Primary Care Centre was welcomed by a number of submissions as being required in the area.

A number of submissions were opposed to the provision of the health centre, indicating that the requirements for vehicular access rendered it inappropriate for the site as well as its distance from public transport.

Other issues of concern/suggestions raised by the submissions included relocating the facility to the southern end of the site, the requirement for a Day Centre to be included in the facility, concern at the lack of presence on Rathmines Road, lack of direct access to it

### **Chief Executive's Response**

The Primary Care Centre will operate as a 'Network Centre' and have a significant range of health related uses including medical facilities, speech and language and a café onto the civic space. It should be noted that as part of the disposal agreement with the HSE, it was agreed that an older persons Day Care facility will be provided in the Primary Care Centre and that this will include use of part of the centre for community purposes. It is considered that the provision of the Primary Care Centre will help to activate the site and will represent a significant contribution to the area.

It is considered that, having regard to the disposal of the site to the HSE and the overall objective to create activity on the site, the location of the facility on the northern end of the site is the only suitable location on the Gulistan site for the HSE facility. In relation to the distance from public transport, it is considered that the subject site is sufficiently close to the Rathmines Road, c150m, such that public transport accessibility is considered to be high for this location.

### **3.8 Connectivity to Rathmines**

The need for a safe pedestrian connection to Rathmines was raised in the submissions. Also, the need for improved overall connectivity to Rathmines was raised. Suggestions include a CPO of property to provide for a new entrance from Rathmines Road.

#### **Chief Executive's Response**

It is considered that the CPO of properties on Rathmines Road is not appropriate for the draft Masterplan. Good connectivity to Rathmines will be provided via the existing route to the side of the Town Hall, via Parker Hill and via Castlewood Terrace. It is anticipated that the provision of the community/cultural uses in the Stone building, the civic space and the HSE facility will provide a sufficient attraction such that there will be high levels of footfall and cycle movements accessing the site from the Rathmines Road, in association with the movement of residents of the scheme. Any opportunities for further improved access to the site, if warranted, through redevelopment of sites on Rathmines Road could be examined in the future.

### **3.9 Density**

Submissions were received that indicated that the proposed density of the development was excessive with calls for a reduction in the scale of development and the provision of greater areas of open space.

#### **Chief Executive's Response**

It is considered that having regard to the national and regional planning context, to the land use zoning of the site as a district centre and having regard to the need to optimise the use of urban land, the proposed Masterplan does not represent excessive density but rather is an appropriate response to the potential of this highly accessible urban infill site. It should be noted that the footprints and heights shown in the draft Masterplan are indicative and will be subject to detailed design. It should also be noted that the proposed civic space is c1500sqm, which equates to the area of Bernardo's Square beside City Hall and thus is a generous open space provision and will provide significant amenity to the redeveloped Gulistan site and to the wider Rathmines area.

### **3.10 Height**

Submissions indicated that the overall height of the proposal was not in keeping with the area and various height limits were proposed, indicating that the heights proposed in the draft Masterplan were too high,

Other submissions indicated that the proposed heights were too low with submissions indicating that heights on the site should be a minimum of 6-8 or 8-12 stories to enable higher densities and address the housing crisis.

### **Chief Executive's Response**

Having regard to the urban brownfield nature of the site and the existing height context it is considered that the proposed heights for the draft Masterplan are appropriate. As indicated above, the draft Masterplan is not a detailed design process but rather it sets the context for the future design of the various buildings on the site. This design process will need to take account of the existing context in terms of appropriate heights at boundaries, sunlight/daylight analysis, potential setbacks etc. and a balance will need to be delivered between the optimal, sustainable use of urban land and the protection of existing residential amenities.

### **3.11 Unit mix/typology of rental units**

Submissions were received indicating that there should be more of a mix of housing typologies/unit types delivered on the site, with more two and three bed units delivered in order to support family housing.

### **Chief Executive's Response**

The proposed mix of units in the cost rental element of the scheme, being indicated as predominantly 1/2 bed units is a reflection of the existing demand in the area. However, in consultation with the selected AHB(s), this unit mix can be revisited with a view to increasing the proportion of 3 bed units should the demand for same be identified.

### **3.12 Social Housing**

Submissions called for the inclusion of social housing in the development. Submissions also indicated that a sole focus on rental accommodation was not appropriate and that other tenures should be looked at including private rental and units for sale.

### **Chief Executive's Response**

The Age Friendly Housing is a form of social housing in that the occupiers will be from the Council's housing list. The cost rental model is aimed at delivering affordable housing for moderate income households. Having regard to the existing demand in the area and the consideration of the cost rental model, it is not considered that there is scope for the consideration of social housing to be included in the housing element of the proposed Masterplan. Likewise, the model for delivery of age friendly housing is one of the management of a block of housing for a specific purpose and does not lend itself to the insertion of a different tenure typology into a scheme. It is considered that the emphasis for the Gulistan project should be on affordable housing as per the draft Masterplan. Cost Rental is a new model of housing, the key objective of which is to make available, affordable housing for moderate income households.

### **3.13 Age Friendly housing and lack of 2 bed elements**

Although submissions were generally supportive of the provision of elderly housing on the site, the lack of 2 bed units in the scheme was a source of concern and deemed not appropriate when taking into account the need for carers and overnight guests.

#### **Chief Executive's Response**

The appropriate unit mix in the age friendly housing can be discussed with the selected AHB(s) and can form part of the pre-planning consultation process. It is noted that the scheme referenced in the draft Masterplan at Emmet Road includes the provision of 1.5 bed units to allow carers to stay overnight if needed. It is considered that this approach could be assessed for the Gulistan site. However, it is noted that in relation to the Gulistan site, the unit sizes will be based on the needs of the Rathmines/Ranelagh Areas and the majority are in need of one bedroom accommodation.

### **3.14 Heritage Loss**

Submissions were received indicating that there are buildings/features of heritage interest on the site that should be retained with particular reference to the former ESB building and cottages being incorporated into any future designs as well as the existing cobbles.

#### **Chief Executive's Response**

In response to feedback at an earlier stage, the Stone Building is now proposed for retention on the site and is to be repurposed so that it can accommodate a variety of uses such as craft shops, artists' studios and/or events with theatre style seating.

Having regard to the existing ESB facility, it is considered that there is merit in exploring whether it can be retained as part of the housing provision on the site. It is therefore considered that the selected AHB(s) could be requested to carry out a feasibility study in relation to re-purposing or accommodating the structure into the age friendly housing development, although this may have implications for the optimal layout of the site and feasibility of the overall project.

Otherwise, it is considered that the principles contained in the draft Masterplan sufficiently provide for protection of heritage features on the site e.g. Principle h) *To incorporate heritage features of the site in the detailed design of buildings and spaces, where feasible* and the general design principle stating *Existing heritage features on the site should be incorporated into the design of the masterplan area where feasible e.g. paving, materials, architectural features etc.*

### **3.15 Civic Space**

Submissions received were generally positive in relation to the proposal to provide a civic space in the development. Submissions indicated, inter alia, a desire for a MUGA to be included, a GAA hurling wall, outdoor gym equipment and children's play spaces to be considered as well as seating spaces.

The integration of the existing Town Hall with the proposed civic space was advocated in a submission as a way of addressing issues of universal access to the Town Hall.

Concerns about the management of the civic space and potential anti-social behaviour were also raised, as well as concerns about potentially 24 hour access to the area being provided. One submission indicated that the civic space should be removed due to potential anti-social behaviour and noise.

A submission indicated that the site should be developed as a recreation space incorporating a public park and allotments.

### **Chief Executive's Response**

It is considered that the potential of the civic space to interact with the Town Hall could be explored and universal access to the town hall potentially addressed. In relation to the potential anti-social behaviour concerns, it is considered that the activation of the civic space by the HSE facility, stone building use and residential uses will ensure active and passive supervision of the space such that it will be animated and feel secure. It is further noted that as part of the disposal of the site for the Primary Care Centre to the HSE, agreement was reached for the HSE to commission and fund a new piece of public art as part of the development and it is considered that this will contribute to the civic space.

It is considered that having regard to the scale and nature of the proposed civic space, that the provision of a hurling wall is not appropriate in this location. Having regard to the dimensional requirements of a hurling wall (at least 20m deep and with floodlights 10m high) and for the need for civic space to be multi-functional and for the use of a wide range of society, it is not considered that the provision of a hurling wall is supported at this location.

In relation to the provision of play spaces, MUGA and seating in the civic space, it is considered that play spaces can be incorporated into a landscape design and that the feasibility of the provision of gym equipment and a MUGA should also be examined.

In relation to the use of the former depot site as wholly open space/allotments, such a use would not be in keeping with the zoning of the site, which is a district centre zoning for mixed use. Such a provision would also not be in keeping with national and regional planning direction in relation to optimal use of brownfield urban land. It is considered that the draft Masterplan will provide sufficient open space for the area in the form of the proposed civic space.

### **3.16 Drainage Issues**

A number of submissions raised the issue of the existing drainage system not being adequate for the proposed redevelopment.

Also, the prospect of the redevelopment of the site incorporating a new drain to serve existing dwellings on Gulistan Terrace and Castlewood Terrace was raised in submissions.

One submission indicates that more information should be provided in relation to green roofs, green spaces etc. in order to deal with surface water

### **Chief Executive's Response**

The subject site is located in the Rathmines and Pembroke Drainage Area and is primarily a combined sewer system. As such it is within the remit of Irish Water. Irish Water's submission indicates that there are capacity issues downstream due to capacity exceedance from rainwater from roof or paved surfaces. It is stated that SuDs and Green Infrastructure can provide effective means of managing stormwater and keeping it out of combined sewers. It is further stated that future applications for the site should liaise with Irish Water's Connections and Developer Services Department. The proposed redevelopment of the site will provide the opportunity for any substandard drainage to be upgraded.

At planning application stage and in the development of detailed proposals, applicants will be required to address drainage issues for the proposed development and should engage with Irish Water.

### **3.17 Architectural Quality/Design**

Support was received from a number of submissions in relation to the desire to deliver quality architecture on the site. Submissions indicated that, to that end, architectural competitions should be used to achieve quality of design.

### **Chief Executive's Response**

It is not considered that an architectural competition is necessary or desirable for the delivery of quality architecture for the site. Rather, the principles of architectural quality set down in the draft Masterplan can ensure that the detailed design of buildings for the site, the procurement process and the development management process can deliver a high quality response.

### **3.18 Construction Impacts**

Submissions raised concerns about the construction impacts of the proposed development. The majority of these relate to traffic management although a number also raise potential impact on built fabric from construction issues such as vibration as well as impact on residential amenity in terms of noise, dust etc.

### **Chief Executive's Response**

The draft Masterplan sets the strategic context for the redevelopment of the site and as such issues such as construction methodology are addressed at planning application stage having regard to Development Plan standards. However, at application stage, and during the design process, construction issues including a construction methodology statement addressing issues such as construction traffic, construction methods, residential amenity etc. will be addressed.

### **3.19 Consultation**

A number of submissions called for ongoing consultation to be a key element of the draft Masterplan going forward whilst other submissions indicated disappointment at the perceived lack of consultation carried out to date.

#### **Chief Executive's Response**

In the interests of engaging with stakeholders and informing the process of developing a draft Masterplan for the Gulistan site, the Council engaged in non-statutory public consultation from 20<sup>th</sup> September to 29<sup>th</sup> October 2021. This included a digital public presentation and Question and Answer session hosted on 11<sup>th</sup> October 2021. It is therefore considered that sufficient public consultation has taken place to date and it is intended that consultation will be facilitated going forward, including at planning application stage.

### **3.20 Agency Submissions**

#### **Irish Water Submission**

The submission received from Irish Water indicated that need to deal with surface water and the incorporation of SUDS measures and Green Infrastructure to deal with this issue.

#### **Chief Executive's Response**

This submission is noted.

#### **Irish Aviation Authority Submission**

The IAA indicated no observations were forthcoming from the Safety Regulation Division.

#### **Chief Executive's Response**

This submission is noted.

#### **Transport Infrastructure Ireland Submission**

TII noted the referral

#### **Chief Executive's Response**

This submission is noted.

### **3.22 Other Individual Issues raised**

#### Bike Bunkers

The potential for the provision of community bike bunkers was raised in the submissions.

### **Chief Executive's Response**

The provision of community bicycle bunkers will be considered in the development of a design brief for the future development of the site. The draft Masterplan should make reference to future detailed building/landscape design to incorporate the potential for community bike bunkers to be provided if feasible.

### Road Surfaces

A request was made that the existing road surfaces in the area be upgraded as part of any redevelopment. The potential for these to be done in a child friendly way was raised.

### **Chief Executive's Response**

Whilst the proposed draft Masterplan must concentrate on dealing with the redevelopment of the Gulistan site, road upgrades outside the site that would complement the scheme will be taken up with the Roads and Traffic section of Dublin City Council.

### Nest Boxes

A submission requests that Swift conservation be built into the design through the provision of nest boxes or swift bricks.

### **Chief Executive's Response**

It is considered that the use of swift bricks should be considered in relation to the design of the Stone Building and new buildings on site and could be incorporated into the draft Masterplan. The draft Masterplan should be amended to include reference to building designs incorporating swift boxes in their design where feasible.

### Right of Access

A submission indicates that there is a 'right of access' to the rear of Gulistan Cottages located in the subject site, which is used for access to wastewater services.

### **Chief Executive's Response**

The issue of whether there is a right of access to the rear of Gulistan Cottages will be explored through the Council's Property section and, if appropriate, incorporated into any future designs for the site.

### Waste Management

A submission raised the issue of waste management and the potential for a better system of refuse collection for the existing cottages and proposed apartments.

### **Chief Executive's Response**

It is considered that the refuse collection for existing residences is beyond the remit of the draft masterplan although the provision of local bring facility on the site would help to address some refuse disposal issues.

### Mews Development

A submission raised concerns in relation to the reference to the potential proposed private mews development to the rear of properties on Rathmines Road. It indicated that a preferable solution would be the creation of an 'edge' on the site rather than relying on private development on adjacent land.

### **Chief Executive's Response**

It is considered appropriate for the masterplan to consider development opportunities that are not immediately deliverable by the local authority or are outside the subject site but which have the potential to contribute to the overall regeneration of the area. It should be noted that the delivery of the mews development would be contingent upon the development being able to satisfy the provisions of the Dublin City Development Plan in relation to mews developments and any other relevant standards. Its inclusion in the draft Masterplan is in indication that mews development could potentially be delivered. It is acknowledged that the delivery of a coherent mews 'terrace' will involve a proactive approach with the site owners.

It is therefore considered that reference to a potential mews development at the edge of the civic space is appropriate and it should be noted that a 'green screen' proposal is indicated in the draft Masterplan in the absence of the mews development coming forward.

### Commercial Uses

A submission was received indicating that the provision of any commercial uses on the site would be contrary to the designation of Rathmines as a Key District Centre and would draw activity from Lower Rathmines Road. This is with reference to a potential for the health centre to contain a coffee shop and a pharmacy.

### **Chief Executive's Response**

It is not considered that the provision of small scale supporting commercial uses for the Primary Health Care centre would be contrary to the designation of Rathmines as a Key District Centre. It should also be noted that the existing zoning for the site is for mixed services facilities and so would support the provision of a mix of uses on the site, including commercial uses. This is in line with one of the key principles of the draft Masterplan which is to seek a high quality mixed use development including community uses which will enhance Rathmines as a Key District Centre. It is therefore considered that no alteration to the provisions of the draft Masterplan are required.

## Stone Building

A submission indicated that the conservation of the stone building was welcomed but that it needs to be managed by Dublin City Council and operated as a community resource. It also indicated a height of 7 storeys proximate to this building was not appropriate.

### **Chief Executive's Response**

The detailed design of any building on the site will be subject to a separate design and planning process which will be informed by the principles of the draft Masterplan for the site as well as the Dublin City Development Plan. It is considered that there is sufficient conservation protection in the draft masterplan and the City Development Plan to ensure adequate protection of the stone building. In relation to the management of the building remaining in City Council control, this issue could be revisited at the point of a defined end user being identified for the building, which is at present indicated for some community/cultural use.

## **4. Conclusion and Recommendation**

4.1 The Chief Executive acknowledges the important and interesting issues and suggestions raised during the public consultation process for the Gulistan draft Masterplan. It is recommended that the report and recommendations, as agreed by the Area Committee, are included in an amended Masterplan (to be presented to the Area Committee) which will be used to inform any proposed redevelopment of the Gulistan site.

  
Richard Shakespeare  
Assistant Chief Executive.

Date: 2<sup>nd</sup> December 2021

**Appendix – List of Written Submissions received on the draft Masterplan**

	<b>Name</b>	<b>Organisation</b>
DCC-C36-1	Joe O'Connor	
DCC-C36-2	Fintan Vallely	
DCC-C36-3	Harry McGee	Ranelagh Gaels
DCC-C36-4	Harry McGee	Ranelagh Gaels
DCC-C36-5	Jennifer Sheahan	
DCC-C36-6	Christine O'Neill	
DCC-C36-7	Eoin Donohue	
DCC-C36-8	Duncan Aitken	
DCC-C36-9	Thomas Curran	
DCC-C36-10	Mello Bleahen	
DCC-C36-11	Sharon Donnelly	
DCC-C36-12	Irene O'Callaghan	
DCC-C36-13	Kathryn Murphy	
DCC-C36-14	Brendan Lynch	
DCC-C36-15	Rosaleen Crushell	
DCC-C36-16	Aoife Brennan	
DCC-C36-17	Fintan Vallely	
DCC-C36-18	Stephen Fitzgerald	
DCC-C36-19	Barbara McAleese	
DCC-C36-20	Michael McCormack	
DCC-C36-21	Douglas Carson	
DCC-C36-22	Nils Koop	
DCC-C36-23	Orla Lane	
DCC-C36-24	Colm O'Dwyer	
DCC-C36-25	Charles Smyth	
DCC-C36-26	Gary Gill	
DCC-C36-27	Daniel Stairs	
DCC-C36-28	Andrew Hetherington	
DCC-C36-29	Ambrose Loughlin	
DCC-C36-30	Noel & Patty McDonnell	Gulistan Residence Association
DCC-C36-31	Mary B Brady	
DCC-C36-32	Harry Bhoja	
DCC-C36-33	Thomas Curran	
DCC-C36-34	Niamh McDonald	Irish Water
DCC-C36-35	Anne Noonan	
DCC-C36-36	Deirdre Forrest	Irish Aviation Authority

DCC-C36-37	Claudia Strauss	MGR - Mountpleasant Avenue Upper, Gulistan Terrace & Cottage Residents Group
DCC-C36-38	Mark Byrne	TII
DCC-C36-39	Tony Cullen	
DCC-C36-40	Louise Tierney	
DCC-C36-41	Claudia Strauss	
DCC-C36-42	Ray Kelliher	
DCC-C36-43	Michael Kelly	Rathmines Initiative
DCC-C36-44	Matthew Broadstock	
DCC-C36-45	Brendan O Beirn	
DCC-C36-46	Anne Kearns	
DCC-C36-47	Sarah Heery	