



January 28th, 2021

Development Plan Team,
Planning and Property Development Department,
Dublin City Council,
Wood Quay, Dublin 8



Up and coming development plan and essential changes needed.

Dear Sir/Madam,

It can be noted that no's 25 and 26 Rathgar Road are listed as protected structures. These are large detached structures dating from the 1860's.

Back to back with these two houses is a street full of identical houses from no's 66 to 75 Grosvenor Road which are not listed for protection even though they are identical and at least as important as the two isolated houses on Rathgar Road. It is submitted that no's 66 to 75 Grosvenor Road should be put on the list of protected structures as well as two further identical structures at no's 18 and 19 Grosvenor Road.

Such important buildings as no 17 Grosvenor Road are still not on the protected structures list even though there is not a similar building of such unique architectural merit anywhere else in the city. The character, design and setting of

no 17 Grosvenor Road is such that it should be included on the list of protected structures as a matter of priority.

A most unusual terrace of houses of significant architectural merit and which came under threat in the last 10 years but luckily its unique character was saved, is likewise not included on the list of protected structures in spite of their having most of their original features intact from the time they were built in the 1860's. I refer to no's 52 to 60 Grosvenor Road inclusive. Such a unique terrace is not to be found anywhere else in Dublin and they should be afforded full protected structure status immediately.

Eagle Lodge, Leinster Road West is a very unique detached building, where an attempt to demolish same was thwarted in 2007. Now 15 years later it is still unprotected and now sitting empty and boarded up for twelve months. While few of its original internal features remain, the character and setting of this building is a major asset on this backwater of Rathmines.

And imagine that no's 1 - 6 Lower Mount St. D2 are not listed for protection. Six smaller sized Georgian Houses with differing designs and which are of significant architectural merit, in the Georgian Core which all down the years still have not been afforded any element of protection. These houses date from 1790's and as smaller sized Georgian Houses of which very few survive, are of significant architectural merit given the subtle differences between the houses in this varied but yet uniform terrace.

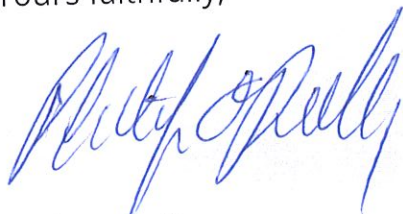
And meanwhile back in Rathmines, at Cowper Road, despite some houses being of significant architectural merit, no protected structure status has been afforded to no's 1 - 14 despite their unique and original late Victorian significance.

There are many other houses in the Dublin 06 area which are more than worthy of protected status on Grosvenor Road, Garville Road, Frankfort Ave., Grosvenor Place, Effra Road and Leinster Road West to name but a few.

And then there is no 135 Morehampton Road, a building in Donnybrook of significant architectural prominence at the junction with Belmont Ave. There have been several attempts to mutilate this building in the past, all of which were luckily thwarted. Too much time has gone by for this building not to given the protected it deserves especially considering the many less then desirable developments that have been approved in Donnybrook in recent times, development that will change the face of this south Dublin village for ever and very much for the worse.

Measures should now be taken while the new development plan is under consideration that these serious matters as outlined above should be addressed as a matter of priority.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Philip O'Reilly', written in a cursive style.

Philip O'Reilly

