The RATHMINES INITIATIVE

3rd September 2025

DUBLIN CITY COUNCIL,
Planning and Development Dept,
Civic Offices,
Wood Quay,
Dublin 8.

Re; Application WEB2816/25 - Observation

Dear Sir / Madam,

On behalf of The Rathmines Initiative (TRI), I submit the following observation regarding Application WEB2816/25, relating to the proposed HSE Rathmines Primary Care Centre (PCC) to be located at the Gulistan Recycling Centre:

The Rathmines Initiative welcomes the submission of this application to the extent that it indicates a realistic intention on the part of the HSE to proceed in the near future with the development of this much-needed facility for the community of Rathmines. TRI is concerned that recent statements of the HSE suggested that there is no firm intention of developing the PCC before 2030, although that is beyond the scope of this planning application.

TRI has been concerned for many years that the suitability of locating the PCC on the Gulistan site is severely compromised by the constraints on vehicular access to the site, and the lack of viable and universally accessible pedestrian routes from public transport nodes. It does not appear that the application has given serious consideration to the actual condition of vehicular traffic on Mountpleasant Avenue Upper and Gulistan Terrace. Both are narrow streets where there is no viable alternative for residents who own cars to parking on the street; Mountpleasant Ave. Upr. is already one-way, while Gulistan Tce. is nominally two-way, but where residents already experience substantial inconvenience accessing their homes, given that there is only one traffic lane available for two-way traffic because of residents' parking. The anticipated increase in traffic for both the construction and the operational stages of the project will almost certainly lead to an intolerable situation regarding vehicular access to their homes.

TRI proposes that, if the Planning Authority sees fit to grant permission for the PCC, it should address these concerns by making any permission subject to the following conditions:

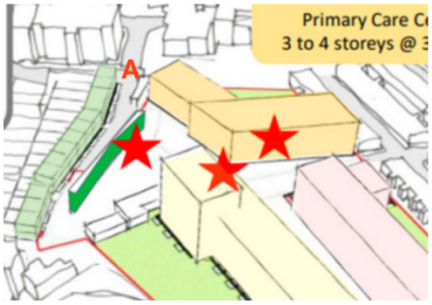
- Purchase of the Peter Marks premises, which occupies the other side of the lane alongside the Town Hall building, connecting the main Rathmines Road to the site. This would provide for a viable fully accessible pedestrian route connecting the site to public transport in the long term, and for construction traffic during the construction stage.
- Alternatively or in addition, the temporary acquisition, for the construction stage, of a right-of-way across the Swan Centre rear service yard, which connects the public road at Castlewood Terrace (where it is still wide and carries heavy delivery traffic) to the site.
- TRI suggest that the expense of these measures could be funded by adjusting the development charge accordingly. The Rathmines Initiative is also concerned that the HSE scheme indicates that the public open space / civic realm of the overall Gulistan development (the PCC plus the anticipated DCC / Clúid residential component) would be only approx. 50% of the extent suggested in the original City Council Masterplan for the development. (See comparator diagram below.) It is clear that the DCC masterplan indicated that the public open space would extend as far as the Parker Hill building at the North-West corner of the site, indicated "A" on the sketch. Since the PCC development will determine the layout of the site for centuries to come, TRI believes that an unrepeatable opportunity exists now to secure an enhanced public asset in the form of an

increased civic realm public space for the community of Rathmines which is signally lacking in such facilities. TRI asks that the planning authority facilitate this enhanced public asset by conditioning any permission on reducing accordingly the footprint of the PCC.

Trusting you will take the foregoing into consideration in your assessment of application WEB2816/25

Yours faithfully,

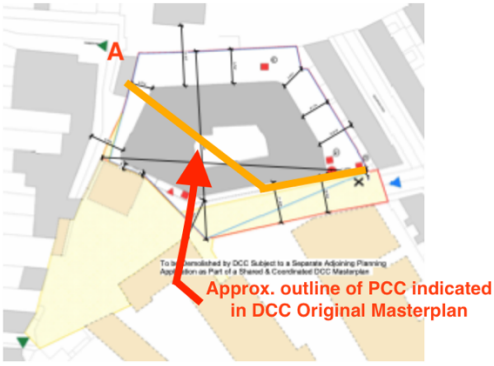
Ciarán McGahon,
Chair, The Rathmines Initiative



DCC original masterplan



Outline of health centre site



Outline of building on site shown dark grey.

Diagram Comparing Public Open Space in DCC Masterplan to HSE PCC Application

Reference Point A indicates two-storey building on Parker Hill.