

# Cieran Perry

Independent Community Councillor



## PROPER HOUSING FOR ALL

For years I have been campaigning for proper housing for those on the waiting lists. Everybody has the right to have a proper home built to acceptable standards and the local residents of East and North Wall should be treated no differently than any other area.

I therefore want to make you aware of an application to build sub standard housing units which will be decided upon in February. The current fast track application proposes to build three blocks containing 112 public apartments on the Spencer Dock site at the junction of New Wapping Street and Sheriff St.

While public housing is badly required in an area with over 4,000 on the housing list, the unacceptable fact is that the proposed apartments do not meet the current Dublin City Council standards. The apartments are between 15% and 25% smaller than the standards demanded by Dublin City Council from private developers. I don't believe that Dublin City Council tenants should have to suffer substandard housing just because they are on the housing list.

These new apartments need to be built immediately to **the proper standards**.

There can be no excuse for not increasing the apartment sizes to the proper standards and there should be no delay in doing so. Over 70 local residents have objected to this development.

The DDDA have consistently failed to provide long overdue public housing on the Spencer Dock site, despite the construction of the "luxury" apartments in 2004. These luxury apartments had been sold off the plans two years earlier, with the promise of "no social housing". The legally required social housing was to be kept entirely separate. This blatant segregation led to legal action being initiated against the DDDA by the East Wall Residents Association and the North Wall Community Association. There have been over 70 objections to the current application by local residents.



**"I hope local politicians will not allow another Dolphin House or O'Devaney Gardens to be built just for short term political gain"**

13 years after the establishment of the Dublin Docklands Development Authority, the abuse of its planning powers continues. In November of last year a motion calling for the removal of the planning powers of the DDDA was passed by Dublin City Councillors. Unfortunately, this time Dublin City Council appears to be the driving force behind the latest unacceptable

planning application. I hope local politicians will not allow another Dolphin House or O'Devaney Gardens to be built just for short term political gain. We cannot afford to repeat the mistakes of the past and create possible sub standard ghettos.

While it is too late to attempt to undo all of the DDDA's mistakes we do have an opportunity to construct proper quality integrated public housing.

Another unacceptable fact concerning this development is that there is no social mix on the site. Again, this is against Dublin City Council policy. Dublin City Council's policy as highlighted in the 2006 document "**Successful Apartment Living**" states

*"Social mix will achieve social cohesion most effectively if tenures are spread throughout the scheme. If there are obvious separations or differences, between social and private units in a development, social mix will not improve social cohesion since social mixing will tend not to occur". (Contd Over)*

*Keep updated with Cieran on Facebook - search for Councillor Cieran Perry*

## WORKING WITH THE EAST WALL & NORTH WALL COMMUNITIES

I am a long time campaigner and have worked closely with community and residents groups in this area for almost 15 years. We have worked together on numerous issues, such as the anti drug marches in the 1990's, the campaigns against high rise which started over a decade ago, the Anti Bin Tax Campaign and the Dockers strike in Dublin Port. More recently, this has included the successful *Save Our Swimming Pool* campaign and the ongoing Dart Underground application.

### Protecting Our Communities

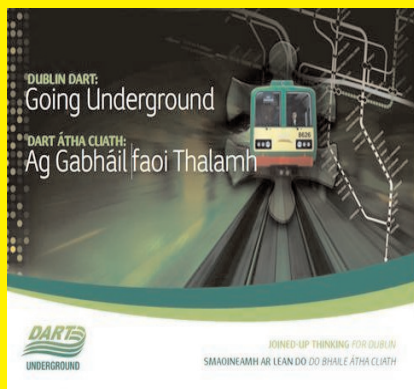
I have always supported proper and sustainable planning, and opposed the greed driven, pro developer agenda which dominated planning in this city in recent years. I was proud to work as part of an alliance of 24 resident Associations from across Dublin, including your own local groups, to try and ensure the City Council adopted a more community friendly Dublin City Development Plan in 2010.

### Dart Underground Oral Hearing

The Venue for An Bord Pleanála hearing has now been relocated to Croke Park. This is a welcome decision, as the original venue in Tallaght was unacceptable and inconvenient for locals wishing to attend. As a Councillor I will be making my contribution soon, supporting the concerns expressed by residents. The full text of my written observation is available on my website ([www.cieranperry.ie](http://www.cieranperry.ie)), which will be updated with any further contributions.



City Development Plan meeting with Residents



### Tackling Crime Needs Action Not Words

Crime, anti social behaviour and drugs are major concerns for our country. Last year I contributed to Dublin City Councils *Anti-Social Behaviour Strategy* and made a submission on the Governments *White Paper on Crime*. While both of these are significant, it is important that they are not just meaningless documents, but are implemented and fully acted upon. As secretary of the *Coalition of Communities against Drugs* (COCAD) I have consistently called for the proper implementation of the mandatory 10 year sentence for possession of drugs worth over £12,500. Introduced in 1999, this has been largely ignored by

the judiciary. Convicted drug dealers still enjoy very lenient sentences. Only last week, a man convicted of possessing £500,000 worth of Cocaine in Dublin Port got off with a 6 year sentence.

I will continue to campaign for legislation that offers genuine protection to our communities and will work to ensure that such legislation is fully implemented.

### Proper Housing For All (Contd from Front Page)

The current planning application shows the contempt that both Dublin City Council and the DDDA have for the occupants of public housing. Both parties have attempted to lump all the public housing out of sight of the private housing on a corner of the vast site. There is a vague commitment to build a block of private apartments at a later date but nobody seriously expects this to happen. There is already an oversupply of apartments in the city and substandard apartments certainly won't be attractive to investors.

I am well aware of the shortage of public housing and the fact that there are over 17,000 households on the Dublin City Council housing list but I don't believe we should accept urgently required public housing at the expense of quality or proper social design.

I believe that a redesign of the development could provide a similar amount of public housing of an acceptable quality and social mix and within the same timeframe.



Meeting residents in East Wall

**Contact CIERAN directly on any issue - Ph: 087 1477316  
e-mail:[cieranperry@dublincity.ie](mailto:cieranperry@dublincity.ie) : [www.cieranperry.ie](http://www.cieranperry.ie)**