

Observations on proposed development at White Heather Industrial Estate, South Circular Road, Dolphin's Barn, D.8. Reference No. **TA29S.313278 (ABP-313278)**

From:

Eithne Murphy

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As a resident directly affected by this proposed development, I wish to submit the following observations on it.

1. The plans provided show a development that is significantly overbearing and not in keeping with the surrounding area.
2. I am deeply concerned at the lack of consideration shown to existing residents to fully illustrate how we will be impacted in terms of loss of light, privacy owing to the proposed height and scale of the development should it be allowed. There were no drawings showing how houses on SCR (my own directly impacted) and those of my direct neighbours and those on Priestfield and James' Terrace fair in this. The proposed block in the garden of 307 completely blocks light to the front face of that building and illustrates to me that this proposed development is nothing but a profit-making exercise at the cost of existing residents. The promotional drawings seemed to be deliberately selective by omission.
3. The build to rent nature is yet another in an area that already has a glut of these types of development or proposals for same. The potential for more antisocial behaviour has not gone unnoticed.
4. Regarding sewerage pipes/waste water and water pressure in general. There are significant issues with the existing infrastructure let alone adding a development of this scale into the mix. There is already a glut of apartments in the area thus putting extra pressure on the system. Also, the proposed development at Bailey Gibson/John Player site adds to the pressure on existing services.
5. Impact on wildlife in the area as there are bats, foxes, kingfisher, kestrel, sparrowhawk, swifts (which unfortunately are dwindling in numbers but do come back yearly to my neighbour's house to nest), wildfowl to name a few. The canal side has never been open to the public and I note from the drawings a cycle way but that can only go out to SCR and would be a few hundred metres. I would be concerned that any wildlife that makes that side its home presently would no longer be welcome due to human encroachment.
6. The build to rent aspect creates a more transient community and doesn't help create a cohesive community.
7. Car parking is already an issue in the area and the amount outlined in proposal is laughable for the number of units that could amount to an extra 1000 people living at the back of my home. 106 spaces mean direct impact on SCR and surrounding streets as people try to find a location

for their vehicle be they residents or visitors. Again, other proposed developments in the area add pressure to the finite resource. There's enough congestion in the area.

8. It is concerning also that the jobs in White Heather as it exists now will move and that is a loss to local economy.
9. Noise levels and dirt will increase not only due to demolition, construction but post construction with more people. Presently once businesses are finished for the day the area becomes much quieter and is peaceful at weekends. There is little or no impact presently in terms of waste collections etc from White Heather however if a residential development goes ahead, I can only see increased dumping occurring. A proper waste management plan would need to be executed.
10. Traffic levels are also a concern if this is allowed with demolition, construction and after.
11. Concern also about the proposed demolition of structures that include asbestos in their present form and that potential damage to properties from vibration etc as happened on Dolphin Road some years ago.
12. The proposed opening up to have canal side walk and open areas will only give rise to antisocial activity and increased noise level.
13. Access and egress are at a dangerous enough bend on SCR and I believe not enough consideration has been given to this as there are many in the area with impaired movement and with proposed creche etc potential for collisions would be increased.
14. I note also in an application a short distance away at Dolphin's Barn Cross that commercial space is not being sought due to the number of vacant premises in the area. I would be concerned at the same in this proposed development thus inviting more anti-social behaviour.
15. I am led to believe that the city development plan from 2023 onwards will seek to limit the build to rent development as it has been realised that this type of development is not useful to provide long term homes.
16. The height, scale and density are significantly worrying and would ask that the proposal be revised to something less offensive to a long-established community in such an historical area of the county.
17. Has a proper investigation/survey been done on the canal bank and canal cut itself as to whether it could withstand a development of this magnitude.