

## **APPENDIX (B)**

### **Summary**

**North Central Area Committee Meeting**

**Thursday 28<sup>th</sup> July 2022**

**ABP-314019-22**

**(DCC Ref: SHD0014/22)**

**At the Junction of Santry Avenue & Swords Road,  
Santry, Dublin 9 , occupying the site of the existing  
Chadwick Builders Merchants**

**North Central Area Committee Meeting, Thursday, 28<sup>th</sup> July 2022 at 2.00 pm (via Zoom).**

**Presentation by Natalie de Roiste, Executive Planner, on planning application SHD0014/22 (ABP-314019-22) for the construction of 350 Apartments, Retail/Commercial/GP use at Chadwick's Site, Junction Santry Avenue and Swords Road, Santry, D9**

The meeting was conducted via Zoom. All of the members who participated in the meeting made the following observations/comments through the chair as summarised below.

**Members Participating in Meeting:-**

Cllr Alison Gilliland

Cllr John Lyons

Cllr Larry O'Toole

Cllr Patricia Roe

Cllr Declan Flanagan

Cllr Terrance Flanagan

Cllr Damian O'Farrell

Cllr Deirdre Heney

Cllr Donna Cooney

Lord Mayor Caroline Conroy

Cllr Briege McOscar

Cllr Mary Callaghan

Cllr Rachael Batten

Cllr Daryl Barron

Cllr Jane Horgan Jones

Members are all in favour of new Residential Developments but have serious concerns with the heights of the proposed blocks in this development which include a 14 Storey apartment block. This is in clear contravention of the Dublin City Council Development Plan and it is recommended that this Planning Application be refused.

The following is a summary of the concerns/observations which were expressed by members.

***Height / Density and the Dublin City Council Development Plan.***

- Members were particularly concerned about the height of the proposed apartment blocks which range in height from 7 to 14 storeys. They especially considered the 14 storey block too high. It was stated that the proposed SHD application was in contravention of the DCC Development Plan.
- The proposed development was considered too high a density for the area and Members are particularly concerned that if this application is approved that it would create a precedent for future SHD applications in the local area.
- The proposed building heights will be an issue for local residents as well as the people who will eventually live in the proposed development.
- They consider this proposed application an over development of a small area and recommend that DCC should look at this application in the context of other developments in the area.

***Part V Obligations.***

- Members raised concerns about the fact that all of the Part V proposed apartments are located in one Block (Block F)

***Traffic – Car and cycling parking***

- Members highlighted the fact that there are already serious traffic issues in Santry and are concerned about the traffic impact on Santry Avenue.
- Concerns were raised about the entrance and exit junctions. How are they going to be developed?
- Query raised concerning the impact of the construction traffic during the construction phase considering that Santry Lane is unable to accommodate buses presently.
- Clarification was required in relation to the number of EV charging points for electric vehicles being supplied within the proposed parking area for the development.
- Concerns were raised that there was no mention of cycle parking spaces on Santry Avenue. This road is incredibly dangerous for cyclists and there is no indication of a safe bicycle route being proposed.
- Members queried the level of security for bicycle parking within the proposed development.

***Landscape – Open Space – Amenities.***

- Members sought clarification on the operation of the GP practice and how many GP's would be working there. They suggested that a Primary Care Centre would be better suited to this development.
- Concerns were raised over the availability of educational spaces and facilities that would be required to accommodate this development. There is already a shortage of these services

presently in the local area. There have been over 2300 units proposed or built within a 1km zone recently with no extra school or transport facilities being supplied.

- Members queried the use of the Community and Residential units that were proposed. What size are they and what would they be used for?
- Concerns were raised over the proposed 4 commercial units and whether there was an actual need for them. Concerned that they would remain vacant.
- Concerns raised over the fact that there is no proposed crèche facility for this development.
- Members consider the proposed Open Space inadequate for this development.

#### ***Design and Layout***

- Member expressed concerns about the Sunlight / Daylight issues. They believe that it will be uncomfortable for the residents living there especially with a 14 storey apartment block within the development. It contravenes the DCC Development Plan and is contrary to good residential development.
- Concerns were raised about the Single and Dual aspect of the apartments and the views from the apartments.

#### ***Local Area Plan***

- Members expressed concerns over the fact that there is no Local Area Plan for the area. This proposed development will result in about 1500 extra residents with no provision for extra resources. Members wish to highlight that local residents are crying out for a Local Area Development Plan.