

Santry Forum observation on the SHD application for the site at Chadwicks on the junction of Swords Road and Santry Avenue Dublin 9.

The case reference is: TA29N.314019

Introduction

Santry Forum was constituted as an umbrella group for residents of the Santry area in 2019. Its aim is to represent the interests of the community. Since foundation, SF has engaged with the community, public representatives and DCC on the proposed rezoning of lands at Shanowen Road, supported a judicial review on the proposed Omni Living Development and is currently engaged in challenging the scale and massing of the proposed development at the site of Chadwick's. The group is not anti-development. What it seeks is meaningful community input into how our area is developed. We want to see a thriving and growing community in the area. Growing population should after all ensure a better mix of services and amenities for the benefit of all. We have strongly advocated for a local area development plan so that we are not subjected to piecemeal large scale SHD developments in an unstructured and unplanned fashion.

Members of the community have identified the issues below to us:

Public Transport

- Existing transport is poor as buses often full by the time they reach Santry
- No bus service originating in Santry to ensure capacity for local population
- With this development, and assuming an occupancy of 1 person per bedroom, 66% will not be able to have a car parking space (or get public transport!)

Fire

- Grenfell Tower showed the horror of high rise fire
- Capacity of Dublin Fire Brigade to deal with such fires

- Development in breach of National Planning Regulations

Environmental Impact

- Air quality not monitored in the immediate area
- High rise development contributes to development of stagnant air
- Proximity to the M50 tunnel exit exacerbates this risk

Mental Health

- Small apartments are stressful environments in which to live
- Apartments contribute to isolation through absence of shared space
- High rise apartment living contributes adversely to mental health - no supports proposed

Junction stress – Swords Road and Santry Avenue

- Traffic already extends from Beaumont Shantalla to this junction at peak times
- Santry Avenue traffic extends to Aldi
- Coolock lane through to Santry Avenue is a main commuting route
- Addition of 209 car park spaces with other proposed and built new developments will create complete chaos at this junction
- Currently there is room on Santry Avenue to widen the road on the south side (as currently it is taken up with car parking spaces – no structures, close to road, as far west as the Aldi building) Should this development be approved the chance to widen this very busy road is gone.

Bats

- Bats colony at St Pappan's church
- Flight path likely to be obstructed by development
- Comprehensive study needed

Water level

- Swords Road from Santry Avenue to Magenta has a known history of flooding and remains evident today
- Underground river net work in the area means there is a high water base which has required pumps to be installed to prevent basement flooding
- Installing such mass at this site in aggregation with Swiss Cottage and Santry Place adds hugely to the water collection via rainfall and dispersion in a very small area

Infrastructure

- No consideration to an overall plan for pedestrian and cycling movements within the area to access exiting amenities
- No library, GP capacity, swimming pool
- No provision for school places

Premature development

- Omni centre should have been developed as a pedestrian focussed town centre around which higher density development then occurred
- The bus connects programme should be approved funded and substantially completed before the proposed development
- An integrated plan for the entire area should be developed including all contemplated population increase and the nature of this to ensure there is a known services requirement for the area

Zoning

- The area is zoned Z3 neighbourhood centre which allows for some housing
- This development is 90%+ housing which is completely out of kilter with its zoning
- This is the fifth such development/proposed development in a small area completely changing the dynamic of the area without a plan and no accountability
- Not taking into account the other major developments happening just 2 KM up the road in Northwood/Gulliver's park.

Material contravention of a development plan

- would be expected to be exceptional, in Santry it is in fact systemic
- in reality this is An Bord Pleanála's plan for the area

Aggregation

- No reference in the proposal to the aggregate development in the area
- How can the proposed development be assessed without consideration of this
- This approach implies no limits on aggregate development in the area in terms of suburban density in a low rise environment

- No accounting to the population explosion in Northwood/Gullivers' park nearby that also rely on the limited services and amenities in the area

Community

- Proposed development does not assist in building a community
- It is not part of an overall plan
- It diminishes the heritage of the area to the point that only St Pappan's Church and the green at Santry Villas remain
- It is the moral duty of any statutory body to look after the best interest of the population in general, and neither overextending a settled community or allowing reduced standards of building and amenities/infrastructures to force new tenants into unhealthy situations are a good decision.

Planning

- Mass and scaling and topography – the development is not the same as picture used of the proposed development
- This type of design has already been turned down as phase two of the Santry Place development
- Use of Santry Place exit for the proposed development - surely this was not part of the original planning grant - sleight of hand to use it for this development

Conclusion

- The community are at wits end to understand the thought process of bodies permitting these massive developments without
 - Insisting on amenities/facilities to accompany the developments
 - Ensuring the developments will not contribute to bad mental health of the occupants, as reported to be true by many and various reports
 - Understanding why the Towers in Ballymun – just up the road – were demolished
 - Insisting on sufficient living space and storage space that an average family require
 - Letting the developers make a profit while still giving future tenants/residents dignity in their environment

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I have included the fee for an oral hearing on this matter. Please let me know the date for this oral hearing.

Anne O' Rourke

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