

Cllr John Lyons

Richard O'Carroll Room

City Hall

Cork Hill

Dublin 2

08/08/2020

I am making an observation on the SHD planning application TA29N.314019

At the junction of Santry Avenue and Swords Road, Santry Dublin 9 – occupying the site of the existing Chadwhick Builders Merchants.

I am requesting that this planning application is refused.

Santry is urgently in need of an overarching plan that can sensibly plan the future development of the area; sadly, in the absence of such a planning document that could guide all planning applications, the area is suffering from a number of separate planning applications, each of which has little regard to the needs of the existing and future communities and the wider area. The result to date is disjointed development, devoid of any community-building commitment. This planning application is, unfortunately, the latest one to feed into this very unsatisfactory process.

The heights of the apartment blocks, ranging from seven to ten to fourteen storeys high, not only materially contravene the current Dublin City Development Plan guidelines on heights but signify an absolute disregard on the part of the applicant for the area: such heights cannot be permitted if sensible planning is to prevail as they will add not enhance the area architecturally or aesthetically but rather symbolise the greed of the applicant to squeeze in as many profit-making apartments as possible and will do irreparable damage to the Santry is constructed.

The permeability of the development is dubious, and the open space provided for insufficient.

The Social and Community Infrastructure Assessment (SCIA) needs to be examined as the reasons for not including childcare facilities as part of the proposed development smack of penny-pinching. Indeed, the entire SCIA reads like one long excuse for not adding anything new to the social and community infrastructure of the area bar a small space for a GP practice and a community hub. Both of the latter would need to be significantly enlarged to have any meaningful and positive impact.

As a serving public representative for the area I am acutely aware of the urgent and dire need for affordable, high quality housing in Dublin: for far too long thousands of individuals, couples and families have been forced to struggle to secure homes for themselves and their families so any proposed residential development for the area must in the first instance be welcomed but then it must be critically assessed to ensure that the future residents of the development will have somewhere suitable, enjoyable and affordable to live, that the proposed development integrates well into existing community and indeed plays its part in the sustainable and sensible development of

the Santry area. Unfortunately, this current application fails on every point and therefore must be refused.