

Case Reference Number: TA29N.314019

I wish to make an objection about the planned development at the Chadwicks/Buckley's site on Santry Avenue, case reference number above.

I live in Santry and have been dismayed to see the imbalance between new housing developments and new amenities. In the last number of years, there have been a very large number of new apartments built in Santry Village, for example Santry Place and the apartments built on the Swiss Cottage site. However, there has been no corresponding increase in local amenities and facilities, such as schools, doctors, and so on. In addition, there has been a noticeable increase in traffic jams and tailbacks coming up the Swords Road towards Santry Village. The increased number of cars in the Village has a knock-on effect on traffic coming from Coolock Lane, leading to tailbacks and slow-moving traffic when trying to approach Santry Village from the North. The 231 new car parking spaces included in this proposed development will further exacerbate this problem. The increased number of commuters will also put pressure on an already busy bus system. A clear plan on how these issues will be addressed is required before proceeding with further housing developments in the area.

The proposed height of the building is a further cause for concern. Current proposals are for a 14 storey building. This is unreasonably high in a small residential village. Some of the recent developments have already dwarfed the existing buildings in Santry Village, and they are far below 14 storeys in height. This proposed apartment structure is almost as high as Liberty Hall – once the tallest building in Dublin – and would dramatically change the topography of the area, overshadowing the Village. In addition, Santry is very close to Dublin Airport, so there are undoubtedly risks to having such a high building in such proximity to the airport, in terms of aircraft flight paths.

In summary, my grounds for objection are that there has already been a large increase in the local population with no corresponding enhancement of available infrastructure, facilities, amenities and services, and a local community plan is required before any further approvals are given. In addition, the proposed height of this development is unfeasible for any small residential village, particularly one so close to Dublin Airport.

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