

Liam, Geraldine, Emma Mc Mullan
87 Lorcan Drive
Santry
Dublin 9
D09 A2A4

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

2 August 2022

RE: Case reference number TA29N.314019 (Santry Avenue application – Dwyer Nolan Developments Ltd)

Dear Sir/Madam,

I refer to the case number above and wish to express my objection to this development.

The proposal provides for 350 apartments in a 14 storey building and the Social and Community Infrastructure Assessment indicates that this development “caters for an appropriate range and variety of social & community infrastructure”. However, this has not been demonstrated within the report. The proposed facilities that are set out in section 8.0 are not exhaustive and do not appear sufficient to serve the needs of the residents of the development, nor the existing community within Santry. The facilities set out do not provide for childcare, extended medical care (e.g. mental health, physio, family planning), education, supports for an ageing community – these, amongst others are everyday facilities that are required within a community. Given that this development proposes to host a significant number of residents, all facilities that may be required within a community must be in place before development. It is not sufficient to rely on the existing facilities that are set out in section 7.0 of the report. These services are currently in use by existing residents with many on waiting lists and currently unable to avail of such services. I believe a statement within the Social and Community Infrastructure Assessment misrepresents the existing facilities and further supports my statement above that the existing facilities are not robust enough to support the proposed development. The report highlights that six of the 14 childcare facilities identified in the study area did not respond to queries regarding availability for their services. The report suggests that these facilities do have availability, however, given no response was received, it is inaccurate to indicate that these services are available. The inclusion of such inferences in this report raises questions in other areas of the assessment and ultimately undermines the accuracy of the details of the report given the demonstrated biases that are portrayed by the authors. As such, I believe that no positive decisions in respect of the development should be made on the basis of the report unless or until an audit of its contents is conducted and/or a social and community infrastructure assessment is undertaken by an independent party. It is imperative that non-residential developments are in place and operational before any further residential developments are approved in Santry.

As mentioned above, the proposal is for a 14 storey block of buildings. This is unprecedented in the area and surrounding areas and the proposal is not justified in why developments of such height is required. It is worth noting that only a couple of hundred meters away in Ballymun, buildings of 15 storeys were demolished over a number of years until 2015. The Ballymun flats were erected quickly without sufficient community supports being put in place. This created a number of social problems in the area and dealing with these issues came at the cost of the tax payer. This is the recent history of the surrounding area and residents do not wish for history to repeat itself. It should therefore be the responsibility of the developer of any residential area to ensure that appropriate facilities and supports are in place for future residents of the development. This is not the case in respect of the Santry Avenue SHD application. No new schools, hospitals, community areas (e.g. sports grounds, community centres etc) have been established to support an influx of residents to the area. Therefore, questions must be raised as to how this development will positively contribute to the existing community in Santry. New residential developments should not negatively impact the existing residents of Santry – it is a basic human need to feel safe in your community and this right should not be tampered with by developers.

In addition to developing appropriate facilities in the Santry area, further consideration is needed on the traffic and transport infrastructure currently in place and proposed in the future. At present, there are significant delays travelling through Santry which can largely be attributed to the recently developed Santry Place and Swiss Cottage Apartments. It is evident that no consideration of the impact of these residential developments on Santry Village was undertaken and that no measures were taken to address this problem. It is therefore highly inappropriate and morally irresponsible to approve a larger development beside Santry Place. This is not only a matter of traffic management but is also a health and safety matter as current traffic practices which include illegal turns and moves through lanes carry an increased risk to pedestrians and cyclists in particular. Another traffic related matter is parking. The proposal includes only 209 parking spaces for 350 apartments and retail units. While I understand not every apartment will have a car, some apartments will have more than one car. This raises questions as to where the additional cars will be parked. This will likely result in residents parking cars illegally or parking outside the homes of existing residents in Santry. Neither of these situations is appropriate and must be rectified by developers in advance of any residential and/or commercial units being considered for the area.

In light of the above, I sincerely hope that further consideration and questions will be raised in respect of the appropriateness of the Santry Avenue SHD application on both existing and future residents of Santry. The current proposal shows no signs of enhancing the community as everyday facilities as mentioned above that will be needed by any new community to the area have not been put in place. Until such time as appropriate healthcare, education and wellbeing facilities are established in Santry, new residential developments should not be approved. This is in the best interests of the existing community of Santry.

Yours sincerely,

Liam, Geraldine, Emma Mc Mullan