

Louise Lowry, 65 Magenta Hall, Santry, Dublin 9

Observation APB 308093-20

Case Reference TA29N.310910

The area for this planning application (ABP 308093-20) was zoned as Z3 neighbour centre which allows for some housing. Planning permission is being sought for over 90%+ of the area for housing.

Following on from this the type of housing been proposed is not blending with the infrastructure in the Santry area (mainly 3 bed semi- detached houses).

Santry as an area is now becoming inundated with high rise, high density occupancy in a small area of the Swords Road. Omni Living has already been approved for 12-5 storeys (324 apartments) & a hotel. Beside that is Santry Place (which has been turned down for phase two of their development) and then next to that we will have the Dwyer Nolan Development.

There is no consideration in the plan for building any schools, medical facilities, creches & community facilities (swimming pool, sports facilities etc..) At present there is no schools in Santry and school age children have to travel to school which puts more demand on the public transport which mainly originates in Swords/Balbriggan/Skerries and full before it comes to Santry. This then leads to more cars been used and this adding to the already congested Swords Road/Santry Ave in Santry. Also the cars using Lorcan Drive/Road/Magenta Hall as a rat run will increase.

The majority of the apartments purposed for the development will be mainly one & two bed apartments which does not facilitate families and will bring in a transient population to the area. Also it can lead to excess people staying in an apartment (3/4 people in a one bed apartment) due to the high rents. In my employment I have seen this happening and have had to deal with this problem on an ongoing basis.

Apartment living can work if they are lower in size (3/4 storey's) have sufficient green area for the residents to relax in and a play area for children. Some complexes are building gyms and cinema rooms in the complexes which is a start and a very good idea but this is not the case with Dwyer Nolan.

Another concern I have for high density, high rise complexes is that rents are rising faster than incomes and as all of these apartment are built to rent that is very concerning on how people are going to afford these apartments on an on going basis and in the future will this turn the area into an unsafe area & then in the future the apartments have to be demolished and proper houses built (Have we learnt nothing from Ballymun which is only 1km from this proposed development) Will the apartment complex have a lot of vacant apartments as the younger generation/families cannot not afford to move in and are staying longer with parents.

It would be nice to see a development interact with the local community and all design a plan together for suitable housing in the area. I know this is probably a very nieve statement to make but residents of Santry are not opposed to new housing in the area but having one stretch of the Swords Road(less the .5km) totally destroyed with high rise apartments just beggars believe.

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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