

73 Swords Road

Santry

Dublin 9

Re: SHD application No 314019 - Former Heiton Buckley Site, Santry Avenue, Dublin 9

APB Reference: TA29N.314019

Dear Sirs

I wish to make the following observation on the above planning application.

It goes without saying that housing is badly needed in Dublin at the present time and housing development on former light industrial lands in suburban areas, such as Santry, is to be welcomed.

It has been highlighted by myself and many others that this area of Santry i.e. Swords Road from the junction with Santry Avenue to Omni Park shopping centre has been the subject of several new apartment developments which have had, in my opinion, a detrimental effect on the thoroughfare itself and the surrounding housing, due to the heights permitted, with new buildings causing overshadowing of adjoining residences. This application will further add to this 'tunnel' effect on Swords Road creating an urban canyon effect along this stretch. The proposed site is opposite a block of two story buildings, site of the former Santry forge and adjoining historic St. Pappin's Church. Consequently, I believe, the proposed height of fourteen block to the front of the development will be completely out of context of this suburban junction, contravenes the City Development Plan and will destroy the appearance of what remains of Santry Village. The highest building should be situated to the rear of the site and height of other blocks stepped down accordingly with the lowest height at the corner of the site facing onto Swords Road/Santry Avenue junction. This would make for a far more pleasing streetscape when entering the area from the north. This suburban site bounded by parkland, historic buildings and two story houses (Santry Villas) overlooking the original village green, is not the place for a 'landmark' building and would destroy what remains, visually, of Santry Village.

I would question the need for four commercial spaces. Omni Centre, to the south has been designated a Key Urban Village in the upcoming development plan so surely all retail outlets in the area should be located there? There are several empty former shops, which have been vacant for some years now, directly opposite this site which proves the difficulty of trading in this area.

I also note the lack of creche provision. At our presentation today the planner stated that a creche place assessment had been submitted – we did not have sight of the results of this placement but as this development brings to over 1200 the apartments built / being built along the stretch between this site and Omni Park, I would request that this issue be given due consideration. In terms of

school places, I would also note the stated low number of primary school places available locally and the comments of the Department of Education, in respect of another nearby development, in relation to this current lack of school provision to deal with the increased demand that the recent building developments in Santry will bring.

I note the positive addition of a medical suite but suggest that if a larger area could be made available, would there be scope, in conjunction with the HSE, to provide a much needed primary care centre?

There has been previous commentary on the inadequacy of Santry Avenue as an extremely busy cross city commuter route. It suffers from extremely heavy traffic congestion, not just at peak times, and the method of entry/egress onto it and Swords Road, which is also an extremely busy main arterial route should be taken into consideration. A 'no right turn' upon exiting from the development onto Santry could be of assistance to the traffic flow. Again, we had no sight of traffic reports at the SHD presentation.

As previously stated, Santry has been subjected to quite a significant amount of new developments over the past couple of years, and as noted above, there will be around 1200 new apartments built on this stretch of road alone when this is completed and adjacent light industrial land waiting to be rezoned. Yet each planning application has been looked at separately and no mention in any of SHDs how facilities in the surrounding area are going to be upgraded/ increased to cope with the increase in population. We have made this point at every SHD presentation but it has yet to be addressed. Before this or further developments in the area are granted permission, there should be an audit of school places, and all other public services to see if the needs of the increased population can be met.

Finally, as stated at the outset, I welcome much needed development on this site, but I believe that planning should not be granted for the fourteen story block due to excessive height and destruction of the visual amenity of a suburban village area.

Patricia Roe

Councillor Whitehall – Artane