

Case reference: TA29N.314019 - Santry Avenue Strategic Housing Development

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The scale and density of this development are too large for the site, particularly in the case of the 14 storey building which is sited on the corner of the site at the Santry Ave - Swords Road junction, which seems a particularly inappropriate location - it will detrimentally affect both traffic and the overall aesthetic aspect of the area, overpowering most local premises, including Santry Demesne park. The scale of the recent developments - Santry Place, Swiss Cottage is significantly less and more in keeping with the general area.

Traffic volumes in the area have been constantly increasing in recent years and Santry Avenue in particular is inadequate for the level of traffic that will ensue and during the construction phase particularly I believe will contribute greatly to traffic congestion going back to Coolock Lane and also as far as Shantalla Road. At weekends in particular, Santry Village from Omni Park to Santry Avenue is already badly congested. The development will significantly worsen this. Shanowen Road is a rat-run for commercial vehicles and will probably worsen as a result of this.

Infrastructure is inadequate for the volume of extra people in the area - schools, medical community centres, arts/entertainment centres, Beaumont Hospital is already at near capacity - what consideration has been given to resources there? - no mention of that evident in any planning or developer documents.

Santry residents have been seeking a Local Area Plan for a decade or more - there is not even a pretence of addressing this - this is a disgraceful example of democratic deficit and appear to be as calculated insult to the citizens of Santry and North Dublin generally by a Planning Board already mired in controversy and some members or former members apparently complicit in dubious practices.

The area is zoned Z3 neighbourhood centre which allows for some housing

- This development is 90%+ housing which is completely out of kilter with its zoning
- This is the fourth such development in a small area completely changing the dynamic of the area without a plan and no accountability

Material contravention of a development plan

- · would be expected to be exceptional
- · in Santry it is in fact systemic
- · in reality this is An Bord Planala's plan for the

Mental Health

- Small apartments are stressful environments in which to live
- Apartments contribute to isolation through absence of shared space
- High rise apartment living contributes adversely to mental health - *2 no supports propose

*1 The Impact of High-Rise Buildings on the Living Environment Botir Giyasov , Irina Giyasova

*2 High-Rise Apartments and Urban Mental Health—Historical and Contemporary Views by Danica-Lea Larcombe, Eddie van Etten, Alan Logan, Susan L. Prescott and Pierre Horwitz

Fire – the capacity of Dublin Fire Brigade to deal with high rise fires is already well aired and this development is a backward step – have the planning authorities considered this and addressed it in any practical way? Are we waiting for another Grenfell tragedy?

<https://dublininquirer.com/2021/08/04/dublin-fire-brigade-not-equipped-or-trained-to-deal-with-fires-in-high-rises-says-firefighter>

The above are just a few of the concerns I as a Santry resident have, which I know are shared by many if not most of those other Santry residents I have contact with.

This development has been refused once for valid reasons, widely welcomed by Santry Residents – please continue to recognise the view of the community and maintain the refusal of this unwelcome development – particularly the 14 Storey blocks- and significantly scaled down development would be more in keeping with the area and is likely to be more acceptable to residents of Santry, who I believe recognise the need for appropriate housing , serving the needs of the community and not that of developers and property speculators.

Thank You!

Submitted by:

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