

Observation on the application of development at Swords Road junction with Santry Avenue
An Bord Pleanála case reference: TA29N 310910

Here are the points I want to make an observation on:

- Currently in Santry, and espically on Santry Avenue, the traffic is horrendous – implying it cannot take another potential 209 vehicles
- If this development goes ahead it rules out the possibility of widening Santry Avenue to the south
- Most buses passing through Santry are full at peak times and none start their journey in Santry
- Santry does not have any type of metro or dedicated bus service to cater for the influx of the increased population due to this development and all the others that have been approved or are pending.
- Nearby in recent years there was a fire in the a high rise building and the Fire Service did not have the capacity to deal with it. The capacity of the Fire Service in relation to fighting fires in developments this high has not changed.
- The occupants of a building of this height so close to Dublin Airport will surely be affected by aircraft fumes
- High rise living has been proven to contribute to adverse mental health
- Apartments (with long lonely corridors) contribute to isolation
- Bats use the Santry Demesne park – will they be affected by this development (i.e. have independent studies been carried out?)
- On the Swords Road section, at this site, there is often flooding
- Where will all these new residents work ? (any light industrial areas are going to residential developments)
- Will this contribute to the 15 minute city?
- The development needs not just a GP clinic but a clinic that could support many GPs - as there is a mass shortage and waiting lists in the locality
- Are there plans for a primary school in the near future as current schools are over subscribed?
- All of the facilities/amenities (schools, doctors, libraries, creches, youth clubs, community centers, etc.,) mentioned and required due to the MANY developments recently within 2 KM radius of this site
- It is shameful that the standards do not adhere to the Dublin City Development Plan.

- I would not like to have to reside in one of these high rise apartments, would you?? Just think of the implications of such high living
- There are many examples of sustainable developments of similar density without the need for 10 to 14 stories (the developers still are able to make their profit, and that is fine).
- I do not have any degrees in any aspect of town planning but I cannot see how this is good for any community, either the current residents of Santry or the future residents of Santry

Due to the above reasons and others, I respectfully request that this application be rejected until the citizens of Santry, Dublin City Council, Fingal Council and Government create a viable and sustainable plan for the area.

This is the same observation as a colloque submitted. As we both have the same views I did not see the point of editing to just look different.

Regards
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