

APPENDIX (B)

Summary

North Central Area Committee Meeting

Friday, 23rd September 2022

SHD0019/22

ABP – 314458-22

**North West Corner of Omni Park Shopping Centre,
Santry Hall Industrial Estate, Swords Road, Santry,
Dublin 9.**

North Central Area Committee Meeting, Friday, 23rd September 2022 at 12.30pm (via Zoom).

Presentation conducted by Rebecca Greene, Executive Planner, on planning application SHD0019/22 (ABP-314458-22) for the construction of 457 Apartments, Crèche and associated works.

Due to COVID-19 restrictions no members were physically present at the meeting but were given remote access to meeting via Zoom.

Members Participating in Meeting;-

Cllr Alison Gilliland	Cllr Micheál MacDonnacha	Cllr John Lyons	Cllr Naoise O'Muirí
Cllr Damian O'Farrell	Cllr Terence Flanagan	Cllr Declan Flanagan	Cllr Patricia Row

The following is a summary of the concerns/observations which were expressed by members.

Councillors made an initial comment that there was No CGI photographs of the direct impact of this development on the houses at 59-89 on Shanliss Ave and the overall quality of photography wasn't very clear and that there was a notable absence of CGI images from the Swords Road looking straight on to the development site.

The question was also raised regarding the entrance and the access road into the site and clarification was sought by members as to whether these were actually ingress roads or if this was a new entrance above Block D and will it have Traffic Light functionality.

Councillors commented on the traffic in the area as a whole which is presently badly managed and requested that a Traffic Management Plan be conducted while also considering the future impact and disruption with the implementation of Bus Connect in the area.

Concern was also raised by some members regarding the rationale behind the reduction of 104 car park spaces in the Shopping Centre and how this might ultimately drive cars into the surrounding areas in search of parking.

A question was also posed to the Planning Authority whether this development of 457 Apartments had an unusual small number of car park spaces proposed relative to its size and how this potentially compared with other Strategic Housing Developments in the general area.

An observation was made that there were a large number of schools cited in the Community and Social Audit as not having responded to the question of availability of spaces. Members were concerned that there would not be sufficient school spaces for the demand, particularly when the cumulative demand from the other large scale of recent applications is taken into consideration.

Councillors confirmed that the height, Mass and density of this development is a major concern given that there are already another couple of large scale developments plans in the local area and clarity on tenure type and mix was also requested by members and also confirmation on whether these units were "Buy to Let" or "Buy to Sell" units.

Clarity was also sought in relation to the actual heights in metres of the various blocks in the development and the distances in metres from the prospective development site to Shanliss Ave and concern was expressed of the visual impact on the skyline in a settled two storey residential area and reference made that this application should be declined on the basis of a material contravention

of the height requirements, the lack of community facilities and the need for more public infrastructure in the area.

Concern was also raised over the further transformation of industrial lands into residential units in the area and the lack of a Community and Social audit that actually takes into account the overall local geography or topography of the locality.

Members observed that the Public Domain in the Swords Road area is already very car dominated and with further residents coming into the area questioned the overall plan for Santry as the facilities in the area are already over-subscribed and there is little infrastructure in place for the new families living in these new Apartment Blocks

Some members expressed their dissatisfaction with the SHD process in general and the fact that this proposal was to be decided by An Bord Pleanála and also looked for confirmation that this was the last SHD application in the Local Committee Area.

Councillors also queried whether a Drainage and Foul Sewer assessment had been conducted by Irish Water and the impact on capacity of this development and other large scale developments in the area and how the developer address this in this proposal. Members also requested that given the number of developments in the area that the Irish Water assessment be conducted as a collective or cumulative audit for the area as a whole rather than a snapshot of one development in isolation.

Councillors also commented on the long list of Material Contraventions to the Development Plan and the Draft Development Plan proposed in this application and found these to be excessive and unacceptable and clarity was also sought by members on the proposed Community facility contravention in the proposal.

Members raised a technical Question in that this application appeared to be a material contravention of the Z4 Zoning Planning requirements which focuses on the improvement of mixed service facilities of a village centre and commercial district whereas this application is 99% residential and there was a clear lack of public service like public health and education services in the area.

There was also a question raised over the residential community facility of 604sqm proposed in the development and whether this was a private amenity or a community facility open to the general public.

Councillors also observed that the community or social facility within this high density development was not sufficient and given the additional density now in the area Councillors noted the need for social cohesion and a request made for viable Social and Community Audit to be conducted for all the developments in the area as a whole.

Members looked for clarification on the Public Plaza on the segregation between this and the community space and appeared to be open and permeable and confirmation was also sought by members on the crèche capacity proposed in the proposal.

A concern was also raised regarding the access roads and the use the existing Omni Road as the main access point into this development and a specific concern raised on how this was going to impact the residents of Lorcan Road. The issue of bike safety and the lack of a bicycle or Bus lane on Santry Ave and the overall lack of permeability in the surrounding area was a major concern for members and goes against our 15 minute city and our Carbon emission and sustainability objectives.

The design and layout of the Public Plaza area with a varied mix of a Commercial Shopping Centre, Lidl Supermarket, Car Garage, Petrol Station and Shopping Centre Car Parking facilities all in close vicinity to each other was questioned by members.

Overall members concluded that this development should be declined on the basis of a number of possible material contraventions to the Development Plan and Draft Development Plan. The Omni Park was also identified as a Key Urban Village in the Draft Development Plan and confirmation of this as a KUV was also sought by members as it was pointed out that there was a need for an overall area plan to consider all the developments in the area and their impact on infrastructure and community.