

**Cllr John Lyons**

**Richard O'Carroll Room**

**City Hall**

**Cork Hill**

**Dublin 2.**

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

**SHD0019/22**

**ABP – 3144458-22**

I am recommending the rejection of this application on many grounds.

Over recent years there has been a significant increase in residential development in the area. In the midst of an ongoing housing crisis, we need to develop as many sites suitable for residential development as possible but we need to ensure that all planned development is carried out in a sensible, sustainable manner so that life for new and existing residents is enhanced and a sense of community deepened.

Unfortunately, in many instances, this has not been the case to date.

Over the past five years alone, over 1000 new units around the environs of Santry village have been built, from the former Swiss Cottage site to Santry Place, with new units possibly coming on stream on the Chadwick's site on Santry Avenue/Swords Road and the former Queensway furniture site known now as Omni Living.

This significant residential development in Santry Village area has not been matched with new significant community or social infrastructure and thus life for new and older residents of the area has become more difficult.

This application will only add to already difficult situation. To seek permission to build 457 new apartments in residential blocks up 41 metres high on a site squeezed in between a commercial shopping centre and an industrial estate is bizarre, greedy, insensitive to the needs of the area and an insult to sustainable development and sensible planning.

The applicant's Santry Community and Local Needs Audit needs to be robustly scrutinised as it is lacking in detail as to the capacity of existing local educational, social and community facilities.

The impact of the proposed development on the existing homes on Shanliss Avenue needs to be thoroughly investigated.

The quality and quantity of the local public transport network and service requires investigation to establish if it is adequate to the needs of this growing area.

The impact of the development on the local road network needs to be examined, particularly the potential for overflow parking along Lorcan Road arising from this proposed development.

The potential material contraventions of the Draft Dublin City Development Plan 2022-2028 are of serious concern and I believe that the applicant has not made a strong enough case to justify the number of material contraventions in terms of densities; heights; plot ratio and site coverage; cultural and community floor space; separation distances; EV charging; and the proposed material alteration to alter objective QHSN010.

The application is inappropriate for the current zoning is at variance with the current zoning of the site, Z4: *To provide for and improve mixed-services facilities*. The application is nearly entirely residential and will not contribute in any way to the comprehensive range of high-quality community and social services required of Z4.

To conclude, I recommend the rejection of this planning application.