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Observation by email: [info@pleanala.ie](mailto:info@pleanala.ie)

**Re: Omni Plaza SHD application**

*Case ref. TA29N.314458 North West corner of Omni Park Shopping Centre, Santry and Santry Hall Industrial Estate, Swords Road, Dublin 9. (www.omniplazashd.ie)*

A chairde,

I refer to the above application and make the following observations:

**1. Density and heights**

The height and density of the development, which includes buildings close to one another with at least one building that appears more than 10 stories high, is excessive especially compared to the surrounding detached and semi detached houses in the immediate vicinity.

The buildings are excessive in area, height and massing in relation to the surrounding architecture.

The buildings don't appear to contribute to the identity of an area, showing a stark contrast with the neighbouring houses in the Shanliss area that's right next to it, and not fitting well into Dublin which is a predominantly low rise city.

**2. Population density increase without matching resources to support it**

The plan brings quite a lot of people into one area but doesn't address the problems that this causes in any significant matter including but not limited to:

- Traffic jams in working days and weekends that are bad enough already, with no known linked committed matching capacity increase of roads into and in the area.
- Public transport in the area has considerable load already and there is no known linked committed matching capacity increase of public transportation into and in the area.
- Increased need for GPs, medical consultants, primary and secondary schools, with no known linked committed matching capacity increase of the same.
- It's unclear what service commitment is there for actual long-term services in the creche in the plan, and how many kids would it be able to accept.
- Mental health incidents are rising with increasing level of urbanisation (Sundquist, K., Frank, G., & Sundquist, J. (2004). Urbanisation and incidence of psychosis and depression. *B. Journal of Psychiatry*, 184(4), 293-298. doi:10.1192/bjp.184.4.293) and there is no known linked committed matching capacity increase of the same.

Therefore the plan is expected to noticeably reduce the quality of living in the area.

**3. Air quality**

With the additional cars commuting and large buildings blocking natural flow of air, air quality is expected to further decrease, further reducing the quality of living in the area.

#### **4. Undersized parking capacity**

For 457 apartments only 213 parking spaces are included in the plan which isn't a lot. Excess cars would overflow to the area that already regularly has a public parking issue.

#### **5. Photomontages taken from low points of the area**

In the photomontages attached, multiple viewpoints have been chosen that are low points of the area. This raises concern about the visual impact.

Best regards,  
Gergely Bor