

Santry Forum observation on the SHD application for the site at Northwest corner of Omni Shopping Centre, Santry and Santry Hall Industrial Estate, Santry, Dublin 9.

**The case reference is:** TA29N.314458

SHD Reg. Ref: SHD0019/22

ABP Reference: A29N.314458

## Introduction

Santry Forum (SF) was constituted as an umbrella group for residents of the Santry area in 2019. Its aim is to represent the interests of the community. Since its foundation, SF has engaged with the community, public representatives and DCC on the proposed rezoning of lands at Shanowen Road, supported a judicial review on the proposed Omni Living Development and is currently engaged in challenging the scale and massing of the proposed development at the site of Chadwick's along with this Omni Plaza Development. The group is not anti-development. What it seeks is meaningful community input into how our area is developed. We want to see a thriving and growing community in the area. Growing population should after all ensure a better mix of services and amenities for the benefit of all. We have strongly advocated for a local area plan so that we are not subjected to piece meal large scale SHD developments in an unstructured and unplanned fashion.

**Members of the community have identified the issues below to us:**

### **Public Transport**

- Existing transport is poor as buses often full by the time they reach Santry
- No bus service originating in Santry to ensure capacity for local population
- With this development, and assuming an occupancy of 1 person per bedroom, 60% will not be able to have a car parking space (or get public transport!)

## **Fire**

- Grenfell Tower showed the horror of high rise fire
- Capacity of Dublin Fire Brigade to deal with such fires
- Development in breach of National Planning Regulations

## **Environmental Impact**

- Air quality not monitored in the immediate area
- High rise development contributes to development of stagnant air
- Proximity to the M50 tunnel exit exacerbates this risk

## **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 - no supports proposed

## **Traffic stress – Swords Road and Santry Avenue/Coolock Lane**

- Traffic already extends from Beaumont Shantalla to the junction of Swords road and Santry Avenue junction at peak times
- Santry Avenue traffic extends to Aldi
- Coolock lane through to Santry Avenue is a main commuting route, as is the Swords Road
- Addition of 213 car park spaces with other proposed and built new developments along with the reduction of 104 shopping centre spaces will create complete chaos all along the Swords Road - from Coolock Lane/Santry Avenue right down to Collins Avenue

## **Bats**

- Comprehensive study needed

## **Water level**

- Swords Road from Santry Avenue to Magenta has a known history of flooding and remains evident today
- Underground river net work in the area means there is a high water base which has required pumps to be installed to prevent basement flooding
- Installing such mass at this site in aggregation with Swiss Cottage, Omni Living and Santry Place adds hugely to the water collection via rainfall and dispersion in a very small area

## **Infrastructure**

- No consideration to an overall plan for pedestrian and cycling movements within the area to access exiting amenities
- No library, GP capacity, swimming pool
- No provision for school places – as seen, the community audit elicited no responses from local schools, but everyone in the area know both primary and secondary schools are currently at full capacity.

### **Premature development**

- Omni centre should have been developed as a pedestrian focussed town centre around which higher density development then occurred
- The bus connects programme should be approved funded and completed before the proposed development
- An integrated plan for the entire area should be developed including all contemplated population increase and the nature of this to ensure there is a known services requirement for the area

### **Zoning**

- This is the sixth such development/proposed development in a small area completely changing the dynamic of the area without a plan and no accountability
- Not taking into account the other major developments happening just 2 KM up the road in Northwood/Gulliver's park also Oscar Traynor.

### **Material contravention of a development plan**

- would be expected to be exceptional, in Santry it is in fact systemic
- in effect these developments are An Bord Pleanála's plan for the area

### **Aggregation**

- Not enough reference in the proposal to the aggregate development in the area
- How can the proposed development be assessed without consideration of this
- This approach implies no limits on aggregate development in the area in terms of suburban density in a low rise environment
- No accounting to the population explosion in Northwood/Gullivers' park nearby that also rely on the limited services and amenities in the area

## **Community**

- Proposed development does not assist in building a community
- It is not part of an overall plan
- It diminishes the heritage of the area to the point that only St Pappan's Church and the green at Santry Villas remain
- It is the moral duty of any statutory body to look after the best interest of the population in general, and neither overextending a settled community or allowing reduced standards of building and amenities/infrastructures to force new tenants into unhealthy situations are a good decision.

## **Planning**

- Mass and scaling and topography – the development is not the same as picture used of the proposed development
- Use of Omni shopping Centre entry/exit for the proposed development – and/or Santry Hall Industrial Estate seems preposterous – one a car park and the other a roadway for industrial trucks

## **Conclusion**

- The community are at wits end to understand the thought process of bodies permitting these massive developments without
  - Insisting on amenities/facilities to accompany the developments
  - Ensuring the developments will not contribute to bad mental health of the occupants, as reported to be true by many and various reports
  - Understanding why the Towers in Ballymun – just up the road – were demolished
  - Insisting on sufficient living space and storage space that an average family require
  - Letting the developers make a profit while still giving future tenants/residents dignity in their environment

I have included the fee for an oral hearing on this matter. Please let me know the date for this oral hearing.

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