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ABP Case Reference Number: **313220**

The application does not sufficiently assess the **cumulative** impacts of the development on **public transport** and on **population**.

Public Transport

The applicant has not sufficiently assessed if the LUAS, current bus services, and future BusConnects bus services, will have the capacity to cater to existing demands + demands from other approved developments in the area + demands from the proposed development. No worse-case scenarios have been considered for if existing demand reverts back to pre-COVID levels, and no sensitivity testing have been done for if it doesn't. Considering the level of emphasis that the applicant has placed on public transport, this is a glaring gap – no assessment on what impact the proposed development will have on current and future public transport capacity, and no assessment of the cumulative impacts on public transport.

Furthermore, there is no commitment or provision for planned public transport that the NTA had indicated was necessary. While there were wording along the lines of “we'll work with the NTA”, it is not committed in the planning application that the applicant will ensure that the necessary public transport infrastructure will be incorporated into the development appropriately.

Population

The application does not sufficiently consider the cumulative impacts on the adequacy of amenities and education facilities to meet the demands of the increased population. Are there enough schools at all levels (not just creches), for all the existing population + approved developments + proposed development? What about adequacy of recreational parks and open space play area and sport facilities to cope with the demand from the existing population + approved developments + proposed development?

The quantum of development could result in over-supply of high-end one-bed rental properties in the area. There is nothing to support high demand for such homes in the suburbs (as opposed to city centre), particularly in Dundrum. While there is high employment number in Dundrum, this is largely due to the shopping centre; and people working are unlikely to be able to afford the high-end one-bed apartments that are proposed by the development. Other similar build-to-rent properties in the area are struggling to achieve full occupancy rates. In the long term, this quantum of development does not meet the national policy of building homes that people can afford to live in.