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14 February 2022

The Secretary  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1

**Ref Case Number SHD3ABP-312430-22**

**Application Address:** AAI Palmerstown Limited  
Units 64 &65, Cherry Orchard Industrial Estate and Kennelsfort Road Upper, Palmerstown,  
Dublin 10

Dear Sir / Madam,

I submit the following observations for consideration on the above application for a second Strategic Housing Development in the community of Palmerstown.

When these lands at Cherry Orchard Industrial Estate were zoned REGEN, it was never envisaged or intended that residential development of such density would be considered appropriate for the site. The lands can offer a regeneration of this specific area without causing such visual intrusiveness and negatively affecting the right to light of existing residents.

**Scale**

1. The proposal of a 9-storey tower is monolithic and unsympathetic in proportion relative to the character of the properties located to the west.
2. The development is too big for the proposed location, evidenced by the necessity to request so many material contravention considerations including height, car parking, distance from neighbours and outdoor space.
3. The scale of this development will likely impact any future upgrade of the junction Coldcut road / Kennelsfort road to accommodate an increased bus priority as per the aims of the National Transport Strategy. It will be made almost impossible by the scale of this development and the wider master plan.

**INDEPENDENT COUNTY COUNCILLOR**

PALMERSTOWN - NORTH CLONDALKIN - LUCAN



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## **Material Contravention of County Development Plan**

Even though Section 8(1)(iv)(II) of the Act of 2016 requires the applicant to provide a statement to support their proposed material contravention of the County Development Plan, it does not require the Bord to forgo logic and grant permission simply because they have complied with the requirements of the Act and the expertise of the Bord should see that this location is not logical for a monolithic tower so close to existing homes.

1. The county development plan limits building in this area to 3 stories in height. This was done for a purpose: to preserve, promote and enhance the heritage nature of the community. To contravene this is a clear indication that the developer and proposed management company have no interest in the local community as this development looks nothing like any other structure there and with its size, it becomes the dominant feature of the surrounding community.
2. There is no gradual change in building heights, either within the development itself (4 – 9 storeys) and certainly not relating to houses at Palmers Park and Palmers Crescent which are all two-storey. This requirement for gradual change is outlined in SDCCDP Housing Policy 9 - Objective 3.
3. The proposed development is not the minimum 35m distance from the existing homes. The applicant states “the proposed development...not meet this requirement in the strictest sense”. It does not meet it in any sense, it is a very clear and very significant material contravention of the CDP that will have a direct impact on the existing residents.
4. Housing Policy 9 - Objective 4 requires tall buildings exceeding five storeys in height to be directed to strategic and landmark locations in Town Centres & SDZs. This location is neither of those zonings and is a material contravention of the CDP.
5. Housing Policy 10 - Objective 1 seeks healthier mix of housing types and the provision of only 1 and 2-bed apartments goes against this objective. The provision of 30% 3-bed apartments should not be overlooked as the number of families wishing to live in the community are not being catered for.

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6. The Master plan is not prepared with the Council planning authority and with no consultation with residents and adjacent businesses directly affected by this proposal. The proposed development is premature pending the a fuller analysis of the cumulative impact of traffic, community analysis including school, childcare and infrastructure including the bus connects scheme that operates directly outside.
7. The provision of childcare facilities is a problem in the community and the existing SHD at Palmerstown Retail Park does not have this provision, the cumulative impact on the community will be that the addition of almost 500 new units (including the following SHD3ABP-307092-20 & SD21A/0271) and no extra childcare capacity will result in a negative impact for new and existing residents.  
In line with Policy C8 (b) of the County Development Plan, and the likelihood of requests for material alterations to this application if granted will increase the number of apartments, the provision of childcare facility must be incorporated to new developments locally.

The new National Children's Hospital is nearing completion at St. James's Hospital Dublin 8. The N4 and R148 are considered the major arterial route to the new hospital. The existing traffic congestion, coupled with the rolling out of Bus Connects and an increasing population in the community of Palmerstown, also contributed to by the welcome re-population of larger houses by young families all contribute to higher demand for the use of already overcrowded infrastructure.

I enclose the fee of €20.00.

Yours faithfully

Cllr Alan Hayes  
C/O County Hall,  
Tallaght, D24

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