

A chara,

I wish to submit an objection to the proposed application for the Orchard Gate SHD development at the Cherry Orchard Industrial Estate/Kennelsfort Rd junction in Palmerstown Dublin 10. At the outset I want to make it clear that I am objecting to the proposed development as it does not represent good or proper planning. My objections are based purely on planning grounds, and I am not against traditional type housing being built at this location.

The road infrastructure of Kennelsfort Rd is totally unsuitable for the anticipated additional traffic levels generated by the apartments at the Silver Granite (50) and Palmerstown Retail Park development (Randalwood) in the village (274). The Palmerstown area cannot tolerate the latest proposed development for another 144 apartments, with 65 car park spaces at the Orchard Gate development. This proposed development is totally out of place in the residential area of Palmerstown.

We are specifically concerned that the height of these planned apartments is not consistent with the current two-story housing structures in the area, it will set a precedent that will destroy the quality of life for existing and future residents. This contravenes the South Dublin County Dublin Development Plan 2016-2022, that any commercial or development properties in Palmerstown shall not be higher than or more than three stories in height. The height contravenes the development plan, the nine-story building is too close to the two-story homes in Palmerstown Manor Estate across the road and does not respect the surrounding context. There are not enough green and recreation areas for current and future residents. There are not enough amenities such as childcare facilities to cater for new residents. The proposed development does not have any three and four bed units for families.

An area plan has not been prepared for the Cherry Orchard regeneration zone; therefore, this application is completely premature. Therefore, it is in my view that the application should be refused, and the proposed developments should not proceed on the grounds that it does not represent good or proper planning for the area.

Fee has been paid,

Yours sincerely,

Brendan Losty

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Palmerstown Manor,

Palmerstown,

Dublin 20.