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AN BORD PLEANÁLA	
LDG-	<u>049059-22</u>
ABP-	
11 FEB 2022	
Fee: €	<u>20</u> Type: <u>card</u>
Time:	<u>10.00</u> By: <u>hand</u>

9th February 2022

An Board Pleanála
64 Marlborough Street,
Rotunda
Dublin 1
D01 V902

Re: Planning Application Reference: SHD3ABP-312430-22

AA1 Palmerstown Limited

A high-rise development in Cherry Orchard Industrial Estate at Units 64-65

A Residential Development of 72 1-Bedroom and 72 2-Bedroom Apartments with Supporting Tenant Amenity Facilities. A Total of 144 Apartments, in 4 blocks ranging From 4 to 9 Storeys.

Vehicular access will be via an entrance from existing estate road as accessed from Kennelsfort Road Upper.

Dear Sir/Madam,

This application SHD-3ABP-312430-22 by AA1 Palmerstown Limited under the Strategic Housing Development Scheme; 144 Apartment in 4 Blocks from 4 to 9 Storeys. The height contravenes the Development Plan. The 9-Storeys Building is too close to the 2-Storey Residential Homes in Palmerstown Manor Estate, across the road from this proposed Development. The height of 9-Storeys will be overbearing and over-shadowing Residential Properties. With the sheer height of this development, people living in these new apartments will be able to overlook the Residents properties in Palmerstown Manor Estate, into their back gardens, thereby invading their privacy and the privacy of their neighbours. The height is not consistent with current structures in the area.

This development of 144 Apartments will bring a large number of people to this area, possibly in excess of 300 people or more. There is not enough public open space for new and existing Residents. There are not enough amenities such as childcare facilities for new Residents and their families.

I have viewed the units at 64-65 Cherry Orchard Industrial Estate. This high-rise density development of 144 apartments will have 65 On Street Car Parking Spaces. This will bring an extra 65 cars to the area, maybe as many as 100 extra cars. Where will these cars be parked? All around the Industrial Estate?

P.T.O./.....

This proposed Development will be in a corner of a working Industrial Estate. There are many commercial businesses operating here. The roads are busy with traffic all day long; cars going to business premises or cars passing through the estate – Van Deliveries and Collections.

During busy peak times, traffic coming from Ballyfermot will avoid the junction for Coldcut Road - Clondalkin Area, Liffey Valley Area on the R833. Traffic will turn right from the Ballyfermot Road into the Cherry Orchard Industrial Estate using it as a rat run. Some people drive fast on this road, then re-joining at the Upper Kennelsfort Road, turning Right for Palmerstown. For traffic coming from the N4 or M50 passing through Palmerstown on the Upper Kennelsfort Road, motorists will often avoid the Junction for Coldcut Road Clondalkin Area, Liffey Valley Shopping Area on the R833.

Similarly, Traffic will turn Left into Cherry Orchard Industrial Estate using it as a rat run – with some motorists driving fast on this road, then re-joining the Ballyfermot Road turning Left for Ballyfermot. If this proposed Development by AA1 Palmerstown Limited, of 144 Apartments goes ahead, there will be a large number of people living in an active working Cherry Orchard Industrial Estate, which in itself raises the following safety concerns:

- Will this pose a danger to Residents of the Proposed Development to Pedestrians, Cyclists, Families, Children playing in the area?
- With the additional Residents Cars/Vans in this corner of the Industrial Estate, will this lead to safety issues?

The Developers will charge High Rents to make **Big Profits**.

1. **With no regard for the Local Community**
2. **With no regard for Residential Properties**
3. **With no regard for People's Privacy**
4. **With no regard for Traffic Congestion issues currently plaguing the Palmerstown Community**

In **Palmerstown Village at the former Vincent L. Byrne site, Randalswood Holding Ltd.**, under the Strategic Housing Development Scheme are building 250 Apartments of 1-2 Bedrooms "Build to Rent". They have an Application ABP-311853-21 for an additional 24 Apartments.

If PP is granted for these additional 24 Apartments, this will be a total of 274 Apartments at this development (250 Apartments plus the additional 24 Apartments).

At the **Silver Granite Pub, Upper Kennelsfort Road, Hollyville Investments Ltd.**, also plan to build 50 Apartments of 1-2 Bedrooms "Build to Rent" –Planning Application SD21A/0271 refers (*PP currently pending*)

At **Cherry Orchard Industrial Estate – Units 64-65, AA1 Palmerstown Ltd.**, also plan "Build to Rent" High-Rise, High-Density Development under the Strategic Housing Development Scheme 144 1-2 Bedrooms – Planning Application SHD3ABP-312430-22.

P.T.O./.....

If all these aforementioned Developments go ahead, there will be a total of 468 Apartments (144+274+50) of 1-2 Bedrooms "Build to Rent" in less than 2km from the Cherry Orchard Industrial Estate, Upper Kennelsfort Road to the Village of Palmerstown.

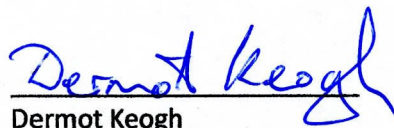
468 Apartments will bring an increase of population, together with a significant number of vehicles (Cars and Vans) to the area. Currently, the traffic flow on the Upper Kennelsfort Road is very busy in the morning & afternoon times with the various schools in the area.

Traffic from Ballyfermot and Clondalkin area passing through Cherry Orchard Industrial Estate, Upper Kennelsfort Road to access the N4 or M50 which often leads to traffic congestion in both directions on the Kennelsfort Road. This can happen on many occasions, making it difficult to get home. This also affects Public Transport, as it slows the service down, during these times of very heavy traffic.

If all these Development are built, there will be a significant increase of traffic on the Kennelsfort Road leading to further congestion. This will have an effect on people living here in Palmerstown.

For all the reasons outlined in this letter, I strongly object to the proposed Development by AA1 Palmerstown Ltd., of High-Rise, High-Density Apartments at Unit 64-65 Cherry Orchard Industrial Estate – Planning Application SHD3ABP-312430-22

Yours sincerely,


Dermot Keogh