

# Palmerstown Court Residents Association

<b>AN BORD PLEANÁLA</b>	
LDG-	<u>048709-22</u>
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Time: _____	By: <u>post</u>

61 Palmerstown Green  
Palmerstown Court  
Dublin 20

04 February 2022

An Bord Pleanana  
64 Marlborough Street  
Dublin 1 D01V902

**Re: AAI Palmerstown Limited application for a strategic housing development at Units 64 & 65, Cherry Orchard Industrial Estate, Palmerstown Dublin 10.  
Reference: SHD 3ABP - 312430 - 22**

A chara,

I wish to submit an objection on behalf of Palmerstown Court Residents' Association (PCRA) to the application for the AAI Palmerstown Limited development at the Cherry Orchard Industrial Estate at Palmerstown, Dublin 10.

Palmerstown Court is an estate of 150 houses off Kennelsfort Road Upper, opposite to An Pobail Scoil, and adjacent to Palmerstown Manor.

PCRA has already submitted objections to the Palmerstown Retail Park development and the proposed Silver Granite development on Kennelsfort Road. The principal reason for our objections has been the potential for increased traffic generated by the proposed developments, and their impact on our residents. There are several elements underpinning our concerns:

Palmerstown Court has a single entrance/exit point;

The road infrastructure of Kennelsfort Rd. is totally unsuitable for the anticipated additional traffic levels generated by the two developments referred to above. This will be exacerbated by the latest news that there will be only one entrance/exit point at the Palmerstown Retail Park development, which is adjacent to the N4 intersection.

Now there is this latest proposed development for another 144 apartments, plus 65 parking spaces at the Orchard Gate SHD development.

The impression created of Kennelsfort Road by the artistic illustrations accompanying the plans for the proposed development is of a wide boulevard. Nothing could be further from the truth. Kennelsfort Rd is barely wide enough to cater for two opposite items of traffic and two bicycle lanes, with no room for overtaking. It is our view that the road will not be able to cater for the increased traffic levels generated by the new developments.

If the proposal goes ahead, our residents will be severely restricted in their efforts to enter/leave our estate to access the local shopping centre, go to the village (Church, Parish Centre, Waterstown Park, ALDI shopping centre, bank, Sports Centre and three restaurants), and the N4, or Cherry Orchard, Ballyfermot, Clondalkin and the Liffey Valley Shopping Centre.

In addition, increased traffic levels will impact negatively on our residents who use public transport for access to their employment, schools, and all points on route to the city centre, and westwards to Lucan etc. Furthermore, the Bus Connect initiative promises the frequency of the No.26 bus service will operate at 15-minute intervals, which is a substantial increase on current operations.

The traffic levels at peak times in particular can currently cause lengthy delays to our residents driving on Kennelsfort Rd. The congestion caused by the additional traffic generated by the proposed development has the potential to significantly increase these delays to unacceptable levels, which will be further exacerbated by the disruptions that will arise during the building operations.

It is our contention that the proposed development, given the height, bulk, and scale on such a relatively small area, not only represents overdevelopment of the site, but contravenes the South County Dublin Development Plan 2016-2022 in the following areas:



**H7 Objective 1: to ensure that residential development contributes to the creation of sustainable communities. (The proposed onsite facilities, are tokenistic and neglect to include a creche or childcare facilities, despite the fact that it proposes remote working hubs);**

**H7 Objective 4: That any future development of both residential and/or commercial developments in the Palmerstown Village and the greater Palmerstown Area shall not be higher than, or in excess of, three stories in height;**

**H8 Objective 4: To support proposals for more intensive enterprise and/or residential led development within areas designated with Zoning Objective "REGEN" (To facilitate enterprise and/or residential led regeneration), subject to appropriate design safeguards and based on traditional urban forms that adhere to urban design criteria;**

**H9 Objective 2: To ensure that higher buildings in established areas respect the surrounding context;**

**H9 Objective 3: To ensure that new residential developments immediately adjoining existing one and two-storey housing incorporate a gradual change in building heights with no significant marked increase in building height in close proximity to existing housing;**

**H9 Objective 4: To direct tall buildings that exceed five storeys in height to strategic and landmark locations in Town Centres, Mixed Use zones and Strategic Development Zones, and subject to an approved Local Area Plan or Planning Scheme. (An area plan had not been prepared for the Cherry Orchard Regeneration Zone. Therefore, this application is premature).**

**While accepting that due consideration must be given to Section 8 (1) (a) (iv) of the Planning and Development (Housing) and Residential Tenancies Act 2016, where the proposed development materially contravenes the County Development Plan, other than in relation to the zoning of the land, indicating why permission should nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000, selective consideration only has been given in the report when referring to the South Dublin County Development Plan 2016-2122 objectives pertaining to the proposed development and planning application.**

We are specifically concerned that the 9-storey development, in contravening the current development plan, in that the height is not consistent with the current two-storey housing structures in the area, will severely devalue our homes and property in the area.

We do not believe that this planning application is in keeping with the intention in the South County Dublin Development Plan 2016-2022 to rezone the lands at Cherry Orchard to Regeneration.

Therefore, it is our view that the application should be refused, and the proposed development should not proceed on the grounds that it does not represent good or proper planning for the area.

Please find enclosed the required €20 fee.

Yours sincerely,



John O'Gorman  
Secretary  
P.C.R.A.