

13th February 2022  
From:  
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To  
The Secretary  
An Bord Pleanála  
64 Marlborough Street  
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Ref.case number 312340, application address: AAI Palmerstown Limited- 144 apartments at Units 64 & 65 Cherry orchard Industrial Estate and Kennelsfort Road Upper,Palmerstown, Dublin 10.

Dear Sir or Madam,

Thank you for taking the time to review my submission on the above proposed development. My family along with all our neighbours in Palmerstown Manor are vehemently opposed to the development. I have no objection to residential housing being built on this site so long as it is balanced and in keeping with proper planning and development. This development is not in keeping with that. It is totally out of character for the area and goes against all good planning advice. A 9 storey tower block sitting in an industrial estate a few metres from an estate of two story homes. I shall set out my reasons for objections below.

(1) Planning permission was refused when my parents decided to build a 2 story extension to our home to house my sister and nephew (ref.decision order number 0732 and register ref.SO2B/0061). Reasons given, was that it was too near public sewers and that it would therefore be prejudicial to public health and that by virtue of its design and size the proposed development could easily be converted into accommodation for which there is insufficient car parking and open space, thus the development would be contrary to the proper planning and development of the area. And would seriously injure the amenities of property in the vicinity.

(2) Major increase in traffic congestion to an already severely congested road. One only

has to listen daily to traffic news to note the problems already existing without even other developments being completed yet. Palmerstown junctions at Kennelsfort road and Ballyfermot are mentioned EVERY DAY on radio traffic news. At peak times residents find it difficult to get in or out of estate or down Kennelsfort rd. at any end. Chaos at school times morning, lunch and afternoon/evenings.

(3) Antisocial activity. We already have a problem with this and this tower block development will further add to it, as units will eventually be used to house families in really cramped units.

(4) Our home is going to be less than 30 metres from these tower blocks.

What about foundations required for these?

How deep are they going to have to go?

How far out will they have to dig?

What about the main water supply for the entire area running alongside on Kennelsfort road between my home and these tower blocks?

Who is going to check these foundations at the time of dig and reinforcement with steel and concrete pouring?

Who is going to check concrete strength independently to safeguard my family and all those living in its pathway should it fall down?

How will all of this affect our homes structurally?

This is not a big site overall in terms of its floor area. But, they are building 4 blocks on this site. The actual base floor area of the tower block is quite small. How will they ground this to the ground? They can not go out far with tower foundations because of where it is located on site unless they go onto Kennelsfort road. And that is not going to happen. So will they be pile driving for foundations? If they are, this will have major implications for all structures for a good distance around site.

(5) How, if it gets the go ahead, are they going to shield nearby homes from falling debris and materials?

(6) What about fire and emergency services? Our services are stretched enough in dealing with 3 & 4 stories, never mind 9 stories. Would these services be even able to get around to the back and side of these developments? Let alone being able to reach and access them, especially high units.

(7) We are going to suffer a huge lack of privacy being under the shadow of these 3 to 9 story high tower blocks.

8) It will also overlook a secondary school.

9) The proposed development plan includes 4 apartment blocks. Building A is estimated to be 5 - 9 storeys. Building B is estimated to be 3 - 4 storeys. Building C is to be an estimate of over 5 storeys with building D estimated to be 4 - 5 storeys high. Any building of such excessive height built on land directly across from Palmerstown Manor Estate will dramatically reduce sunlight on homes. These include South facing homes which were built some 28 years ago with these specific requirements in mind to ensure the maximum amount of daylight throughout the day.

10) We decided as a family in 1993 that we would move to Palmerstown. We had taken a long time to do this. Between schools, friends and work. And how settled and quiet the area was. We chose this site. Especially as it was not overlooked at the front and there was no chance of further development to our side because of the industrial estate. This gave us great comfort. Now, we are faced with huge tower blocks being built beside us along with all the problems that will have on us and our neighbours. This also will affect the value of our homes greatly. Indeed, some may lose them. A lot of people in the area are only now getting back to having some equity in their homes which has allowed them to be in a position to restructure their mortgages which by and large had been taken over by vulture funds.

(11 ) What about the pollution coming from the massive waste incinerator just metres Across the road from these tower blocks?

Stop developments like this. Two new housing sites are already in development in the Palmerstown area. The resources and planning are simply not in place for such dramatic increases in housing / population in our area and our community will suffer as a consequence.

Could we get clarification on whether this development is for 'build to rent' or to sell. See P310483-21 record of meeting dated 30th September 2021 page 3 of 5. Prospective applicant states that the scheme applied for will be 'build to sell'. So which is it? An Bord Pleanála states that the development proposed states 'build to rent'. Please query which one it is.

Yours Sincerely,

Lorna Orr, Stephen Orr, Mary Orr, Siobhan Orr, Stephanie Orr and Adam McEnroe.