

To whom it may concern,

This submission relates to the SHD application Ref No. ABP-310483-22, development at Unit 64&65, Cherry orchard Industrial Estate, Kennelsfort Road Upper, Dublin 10.

The development as proposed should not be permitted for the following reasons:

1. The height contravenes the development plan which states that a separation distance of 35 meters is required between the tall building and the 2 storey existing homes at Palmerstown Manor. The proposed development poses a material contravention of the development plan and the reason outlined by the developer is not sufficient.
2. The development plan states that tall building (5 storey and more) should be located in strategic location within Town Centre Zoning, SDZ's or as directed in Local Area Plans. There is no Local Area Plan in place for the area and the location is not suitable for a 9 storey building due to adjacent 2 storey developments.
3. There are no 3-bed units proposed in the development which contravenes the statement in the development plan that developments should have a mix of units. Considering the large number of new 1-bed and 2-bed units approved in the area there should be a better mix in this development.
4. There is very little public open space included in the development. Public open space is very important in creating sustainable communities. A shortage of public open space will reduce the quality of life for both new and existing residents.

I hope that the above comments will be taken into consideration when making a decision on this application.

Kind regards,

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