

Mr & Mrs T Zambra
1A Palmers Road
Palmerstown Manor
Palmerstown
D20 TK29.

RE: AAI Palmerstown Limited application for permission 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 to the proposed application for the Orchard Gate SHD development at the Cherry Orchard Industrial Estate/Kennelsfort Road junction in Palmerstown Dublin 10. At the outset I want to make it clear that I am objecting to this proposed development as it does not represent good or proper planning for this. My objections are based purely on planning grounds and I am not against traditional housing at this location.

The road infrastructure of Kennelsfort road 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 parking spaces at the Orchard Gate SHD development. This proposed development is totally out of place in the residential area of Palmerstown.

The impression created of Kennelsfort Road by the artistic illustrations accompanying the plans for the proposed development is a wide boulevard. Totally wrong. Contrary to what the images in the Orchard Gate presentation depict, the reality is that Kennelsfort Road is barely wide enough to cater for a single line of traffic in each direction 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. Increased traffic levels will impact negatively on existing and future residents who use public transport. The radial bus service is inadequate. The traffic levels at peak times currently already cause significant delays and a backlog on Kennelsfort Road.

In the opinion of my neighbours and I, the proposed development, given the height, bulk and scale on such a relatively small area, will seriously devalue our homes.

It 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.
- H7 Objective 4: That any future development of both residential and/or commercial developments in Palmerstown Village and the greater Palmerstown Area shall not go 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 the 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 that 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 & Strategic Development Zones and subject to an approved Local Area Plan or Planning Scheme. **An area plan has not been prepared for the Cherry Orchard Regeneration Zone therefore this application is premature.**

We are specifically concerned that the height is not consistent with the current two-storey housing structures in the area and will set a precedent that will totally destroy the quality of life for existing and future residents. The roads infrastructure is incapable of absorbing that level of traffic.

Kennelsfort Road already struggles with the current demand.

Therefore, it is my 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.

Yours Sincerely,

Tom & Margaret Zambra