

4th.February 2022

From

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To

The Secretary

An Bord Pleanala

64 Marlborough Street

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D01 V902

Ref.case number SHD 3ABP-312430--2 , application address: AAI Palmerstown Limited- 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 alas is not in keeping with that.It is totally out of character for the area and goes against all good planning advice.A NINE STOREY TOWER BLOCK sitting in an INDUSTRIAL ESTATE a few metres from an estate of two story homes.I shall set out my reasons/objections below.

(1)

Planning permission was refused when we decided to build a TWO story extension to our home to house my daughter and grandchild ref.decision order number 0732 and register ref.SO2B/0061 .Reasons given ,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. 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. Where will the children play.

(4)

Our home is going to be less than 30 metres from this Tower block. What about foundations required for this Tower block, how deep are they going to have to go, how far out will they have to dig. What about the main water supply for entire area running alongside on Kennelsfort road between my home and Tower block???? WHO IS GOING TO CHECK THESE FOUNDATIONS AT 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 COME FALLING DOWN, GOD FORBID. How will all of this effect our homes structurally. This is not a big site overall in terms of its floor area. But, they are building FOUR BLOCKS on site. The actual base floor area of the Tower block is quite small, HOW will they ground this to ground for want of a better word as I am not an engineer. They can't go out far with Tower foundations because of where its located on site unless they go onto Kennelsfort rd. and that's 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)

I asked above for a number of reasons. My grandson saying he would be afraid to stay over in case the Tower fell on him or something or someone fell off and landed on our home. Nonetheless, it is a valid point for a number of reasons. 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 5&6 stories, never mind 9 stories. Would these services be even able to get around

to back and side of development, never mind being able to reach/access them, especially high units.

(7)

We are going to suffer a gigantic lack of privacy being under the shadow of this nine story Tower block as well as loss of light under its shadow. It will also be overlooking the local secondary school.

(8)

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 front and there was no chance of further development to our side because of industrial estate. This gave us great comfort. Now, we are faced with a TOWER BLOCK being built beside us along with all the problems that will have on us and our neighbours. This also will effect the value of our homes greatly. Indeed, some may lose them. A lot of people in 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.

(9)

If the tower block gets built what happens if Covid or some other form of virus puts us in lockdown again. What are those people in those tiny apartments to do. Because, it WILL be families that end up with them. Struggling to pay massive rent's and having no where for their children to play with a bit of freedom.

(10)

Please help stop developments like this. It's not right that these types of developments are being pushed the way they are. People need proper family orientated homes to develop. They are squeezing the last bit out of every inch to give home buyers little chance to develop as a community/family.

(11)

What about the pollution coming from the massive waste incinerator just metres across the road from this tower block.

Please do not allow this development to proceed. It will destroy our community and will be a disaster for all involved.

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 scheme applied for will be build to sell???. which is it. A.B.P. state that the development proposed states build to rent. Please query which one it is.

Yours Sincerely,

Stephen Orr , Mary Orr, Siobhan Orr, Lorna Orr and Stephanie Orr

