

The Workers' Party

Dublin Mid West Constituency Council
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Submission

Regarding planning application by AAI Palmerstown Limited at Units 64 & 65, Cherry Orchard Industrial Estate, Dublin 10.

Case no: 312430

The Workers' Party notes that this site is within a long-established industrial estate which straddles the junction between Ballyfermot/Cherry Orchard and Palmerstown.

The Workers' Party has always made it very clear that we have no objection, per se, to the redevelopment of brownfield industrial or commercial sites as residential neighbourhoods. Indeed on many occasions we have actively campaigned for this very outcome. The key criteria is that the redevelopment is focussed on the needs of families and others seeking homes rather than on the desire of the developer to maximise profit in the shortest possible timeframe.

We believe that this substantial site should be developed to provide affordable family homes of sufficient size and quality to cater for the many different type of family unit that exists in our society generally and in this location in particular. Here, we emphasise the issue of affordability as established using international standards against average income in this country, and not some notional figure for affordability as set out by the building industry. We have also made clear that housing designed for the rental market must be rented at the zero-cost model, or the Vienna Model as it is more popularly known.

It is a grave disappointment to the Workers' Party to see that not one the proposed 144 apartments are three-bed. Instead there is an even split of 72 one-bed and 72 two-bed apartments proposed.

The breakdown of the proposed development, excluding as it does any three-bed units, indicates clearly that this proposed development is not aimed at providing long-term homes for families. While it is obvious that single people, couples without children, groups of friends need suitable accommodation (and the Workers' Party has produced detailed plans for how this should be done) it is not appropriate that an entire largescale development would totally exclude those seeking a permanent home.

We also note that the four proposed apartment blocks run in height from 3, right through 4,5 and onwards to 9 storeys of residential space. In the proposal there is provision for some minimal recreational facilities: a gym, an activity area (whatever that may mean), and a meeting room for residents, and the majority of the apartments across all blocks have some sort of balcony space. However, the application from AAI Palmerstown Limited makes no mention of any proposed outdoor exercise or recreation space. Even the very idealised mock-up "photos" of the new development do not show any possible outdoor exercise or recreation area. The only green spaces shown in the mock-ups

are the grass verges between the front of the development and the Kennelsfort Road. Hardly the ideal space for outdoor activities by people of any age. It is one further clear marker that not only is this development not geared for family living, it is positively geared against family living.

In an attempt, we believe, to give a false impression of the facilities being provided by the developers we note, in the photomontage presentation under landscape and visuals that there are at least four full pages devoted to an existing residential park, on the opposite side of the Kennelsfort Road, which is within the confines of, and has been provided for the needs of, the residents of Palmerstown Manor. This park was never designed to cater for the needs of a new 144-unit residential development or indeed for the needs of whatever further housing development may take place over the next few years if the entire Cherry Orchard Industrial Estate changes to residential. This type of presentation is an attempted sleight of hand to give the impression that provision is being made for outdoor residential space when it clearly is not.

On a related matter we believe that there is a shortage of clarity in the plans regarding adequate provision of car-parking and secure bicycle parking and whether or not it is proposed to have an EV charging facility within the proposed development.

As mentioned earlier the proposed development will run from 3-9 storeys of residential units. We believe that that a 9-storey unit, abutting directly onto the Kennelsfort Road, towering by 7-storeys over the adjoining residential estates and by 6-storeys even over the remainder of the industrial estate, produces a visual eyesore and is an affront to the concept of good planning. Further we believe that the combination, on such a small site, of 144 apartments in blocks ranging from 3-storey all the way up to 9-storey is a massive overdevelopment of this site and will lead to overcrowding.

It is not clear from the application what the proposed ownership pattern for the new development will be, but it is very clear that the entire development is geared for the short-term rental market. However, the clear need in all the surrounding communities is that the vast bulk of new housing units needed are for long-term family use.

The only entry point to the proposed development is from the existing link road from the Kennelsfort Road. The Kennelsfort Road is already one of the busiest link roads in the city. It was practically a daily feature on the AA Roadwatch reports when it was on air, and traffic-jams from the Coldcut Road Junction to the N4 junction are a regular rush hour occurrence. To add traffic from 144 apartments will merely add further chaos and people trying to join the Kennelsfort Road will find themselves locked in a tailback within the industrial estate, as is already often the situation for drivers using Oakcourt Avenue or Wheatfield Road (the parallel access roads to Kennelsfort Road).

The Workers Party, Dublin Mid West Constituency Council, thus register our opposition to this application and urge An Bord Pleanála to reject the application for the reasons we have outlined.

Dave Gardiner
Local Representative
14 February 2022