

AN BORD PLEANÁLA	
LDG- <u>049053-22</u>	
ABP- _____	
10 FEB 2022 <i>o.k</i>	
Fee: € <u>20</u>	Type: <u>PNO</u>
Time: _____	By: <u>Post</u>

Mr Thomas Darcy Coyle
Ms Sarah Brennan
4 Palmers Crescent
Palmerstown Manor
Dublin 20

9th February, 2022

Re: **The Application: An Bord Pleanála reference: SHD 3ABP - 312430 - 22**
Cherry Orchard Industrial Estate
Palmerstown
Dublin 20

To whom it may concern,

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 20.

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 area of South Dublin. My objections are based purely on planning grounds and I am not against traditional housing at this location.

The site is zoned regeneration. In that context I contend that it should have traditional semi-detached homes. People choose where to live and those who choose Apartment living deserve a better 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) This will be exacerbated by the latest news that there will be only one entrance/exit point at the Palmerstown Retail Park development, which is adjacent to the N4 intersection.

The Palmerstown area cannot tolerate the latest proposed development for another 144 apartments, with **ONLY 65 parking spaces** at the Orchard Gate SHD development. This proposed development is totally out of place in the residential area of Palmerstown.

Regeneration at Cherry Orchard should be conventional housing only i.e. two story semi-detached.

The impression created of Kennelsfort Road by the artistic illustrations accompanying the plans for the proposed development is of a wide boulevard, **which in fact is not true to life**. Despite the images in the Orchard Gate presentation, Kennelsfort Rd 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 No.26 bus service is not able to cater for the current commuters.

The traffic levels at peak times can currently cause huge backlog on Kennelsfort Rd. The congestion caused by the additional traffic generated by the proposed development has the potential to significantly increase these delays to unacceptable levels.

Palmerstown Manor Estate is directly opposite to the proposed apartments and is already impacted by traffic congestion at peak times due to commuters using the estate as a short cut to skip the line of traffic coming from the junction where Ballyfermot and Clondalkin meet Kennelsfort Road Upper to merge into Palmerstown.

It is the opinion of myself and my neighbours, that the proposed development, given the height, bulk and scale on such a relatively small area, will seriously devalue our homes and 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 be 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 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 the 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 and Strategic Development Zones and subject to an approved Local Area Plan or Planning Scheme. (AN AREA PLAN HAD NOT BEEN PREPARED FOR THE CHERRY ORCHARD REGENERATION ZONE THEREFORE THIS APPLICATION IS PREMATURE).

While accepting that due consideration must be given to Section 8 (1)(a)(iv) of the Planning and Development (Housing) and Residential Tenancies Act 2016, where the proposed development materially contravenes the County Development plan, other than in relation to the zoning of the land, indicating why permission should nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000, selective consideration only has been given in the report when referring to the South Dublin County Development Plan 2016 -2122 objectives pertaining to the proposed development and planning application. No account has been taken of the traditional residential area where Orchard Gate is located.

We are specifically concerned that the 9-storey development in contravening the current development plan, in that the height is not consistent with the current two-storey housing structures in the area in particular Palmerstown Manor, and it will set a precedent that will totally destroy the quality of life for existing and future residents. The height of the buildings will also take away from the privacy the residents currently have in their rear gardens.


We do not believe that this planning application is in keeping with the intention in the South County Dublin Development Plan 2016-2022 to rezone the lands at Cherry Orchard to Regeneration,

Therefore, it is our 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.

Please find enclosed the required €20 fee.

Yours sincerely,


Thomas Darcy Coyle


Sarah Brennan