



## **EMER HIGGINS TD**

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### **Ref: 307092: Lands at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown, Dublin 20. ([www.palmerstownshd2.ie](http://www.palmerstownshd2.ie))**

I write to make a submission in relation to the demolition of existing structures, construction of 250 no. Build to Rent apartments and associated site works at the lands at Palmerstown Retail Park known as 'the Vincent Byrne site'. Please find enclosed the associated €20 fee.

I agree that this site is prime real-estate land, and should be developed to provide much needed homes, but I have some concerns in relation to the height of the proposed development and traffic management at this location that I would ask you to consider.

#### **Height**

The building heights and scales for this proposed development is at odds with the South Dublin County Council Development Plan 2016-2022 and out of keeping with the character of the village.

Palmerstown village is a small, residential village with predominantly two storey homes. It is described in the current County Development Plan as "*a suburban area with an established identity and community with distinct heritage and character.*"

The scale difference between the existing two storey dwellings and six, seven or eight-storey apartment block would be stark and totally out of keeping with the traditional townscape of the village.

The sudden transition from two to eight storeys is contrary to the policy of 'integration' in the Development Plan and the height of the proposed blocks are totally at variance with H7 Objective 4 of the County Development Plan which clearly states, "*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.*"

## **Traffic Management and Health and Safety**

The dramatic increase in car journeys through an already busy junction could spell traffic chaos for residents. This junction should be fully upgraded as part of any development.

As the site is adjacent to a proposed 'Bus Connects corridor' it's success and parking plans are dependent on this capital project coming to fruition. Planning should therefore be contingent on Bus Connects being included in the next Programme for Government and the timing of completion of the development should be linked to the delivery of the Bus Connects C Spine along the N4.

Fine Gael Councillors worked hard to ensure that the current Development Plan seeks planning applicants to take account of accumulative traffic from developments not yet built but which have obtained planning permission in the vicinity of their site. An Aparthotel has been granted permission right across the road from this site and the combined trips through this junction, generated from it's 53 units and the proposed 256 apartments would represent a significant increase of traffic through this already busy junction.

Over-development at this junction could also pose serious problems for pedestrian and cycle safety.

## **Privacy of neighbouring residents**

I would also ask the planners to ensure that the houses immediately adjoining the site have a protection in terms of privacy.

## **Absence of home-ownership**

Lastly, I would like to highlight the fact if this development is comprised solely of build-to-rent units, then it deprives local residents who aspire to own their own apartment, the chance to do so in their own local area.

I hope you will take into account the concerns I have raised when deliberating on this planning application.

Many thanks,

Emer Higgns TD,  
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