



# David GARDINER

## THE WORKERS' PARTY

### Palmerstown-Fonthill



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David Gardiner - Workers' Party  
Palmerstown-Fonthill



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A chara,

I am writing to you with regards to Planning Application Ref. No. LRD23A/0003 submitted by AAI Palmerstown Limited in relation to Units 64 & 65, Cherry Orchard Industrial Estate and Kennelsfort Road Upper, Palmerstown, Dublin 10 D10 E330.

As the Workers' Party representative for Palmerstown-Fonthill, as well as a resident of Palmerstown Manor, I have a number of serious concerns in relation to the application.

The site in question is zoned for regeneration, the goal of which is to "to facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery."

No development framework or plan for the Palmerstown area (which would be constituted in a Local Area Plan) exists in the South Dublin 2022-2028 County Development Plan, meaning that the application cannot be subject to "a development framework or plan for the area" as required given the zoning categorisation. Such a plan is badly-needed in the area for reasons detailed further down in this observation, especially given this application.

Even putting that part of the sentence aside, questions must also be asked around whether or not the application fulfils the "incorporating phasing and infrastructure delivery" section of the requirement. Considering that, as mentioned previously, there is no development framework or plan for the area, it can be presumed that neither South Dublin County Council or the developer will be delivering anything beyond what is detailed solely in this plan in relation to infrastructure. Therefore, we must ask whether or not the plan fulfils this section of the requirement. The application provides provision for:

*"...improvement works on the northern side of the junction at the estate road/Kennelsfort Road Upper, new pedestrian/cycle paths on Kennelsfort Road Upper and on the estate road to the south of the site, and provision of a controlled pedestrian crossing on Kennelsfort Road Upper to the west as part of enabling infrastructure. The proposed development provides for outdoor amenity areas, landscaping, external podium lift, under-podium and street car parking, bicycle parking, bin stores, ESB substation, public lighting, roof mounted solar panels and all ancillary site development works."*

Although it makes reference to new pedestrian/cycle paths and pedestrian crossing on Kennelsfort Road, as well as public lighting, this is minimal in terms of delivering infrastructure in the area. The rest of the infrastructure mentioned is essentially only useful to those living on the site, which is to be expected from a private developer, but South Dublin County Council has a responsibility to take the interests of the wider community into consideration, as is evident from the council's own expression that wider local planning is needed in relation to land zoned for regeneration. Though that may not be strictly necessary for a shop, a community centre or something smaller in scope than what is being applied for in the planning application, it is certainly the case when a developer seeks to build 127 units.

Traffic is the most obvious local issue that requires consideration. Traffic is already a problem on Kennelsfort Road, where the site is situated. This is already likely to worsen given the development of 250 built-to-rent units on the old Vincent Byrne site, now being marketed as Palmers Gate, in Palmerstown village, as well as the successful application to build 50 units on the site of the Silver Granite pub. Both of these sites also sit on Kennelsfort Road. This must be taken into consideration when deciding whether or not to approve another 127 units that the applicant seeks.

As mentioned earlier, the application lacks much in the way of infrastructure. Accessibility to the likes of doctors, childcare and schools must also be considered. Though the responsibility to provide these services does not fall on the developer, it is something that the council has a responsibility to consider.

It is worth noting 96 of the 127 units are one- and two- bed units, with only 31 three-bed units. While there is of course a need to provide housing for those best suited to smaller units, it is likely that these units will, in line with housing trends, be rented on the private market for extortionate prices. They will do nothing in the way of solving the housing crisis. In fact, paying sky-high rents to private landlords for small units is one of the many issues that working people face with regards to housing. This wider social context should also be taken into consideration. Private developments like these will not solve the housing crisis - it is the responsibility of government, both local and national, to do this. Allowing private developers to exploit the crisis is not a solution.

In summary, this application would most likely have a negative impact on the community in Palmerstown as well as on any future tenants on this site. These range from issues related directly to the planning process, practical local considerations, to the wider social context. Therefore, the Workers' Party urges South Dublin County Council to reject this application.

Is mise le meas,

*David Gardiner*

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P.S. Payment of the €20 fee can be checked with receipt no. T4/O/742371