

**Green Party/Comhaontas Glas, Room 4, Muintir na Tire Hall, Main Street,  
Lucan, Co Dublin**

Senior Planning Officer,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24.

18<sup>th</sup> February 2009

**Ref: Planning Application SD09A/0021 – Kennelsfort Road Lower,  
Palmerstown, Dublin 20 (former Vincent Byrne Site)**

Dear Sir/Madam,

We the undersigned wish to object to the above application.

## **1 Over-development of Site**

The proposal constitutes gross over-development of the site given its current zoning and its proximity to residences and the N4/Kennelsfort road junction. We submit that the application would not be in the interests of the proper and sustainable planning and development of the area. In particular, the high rise element of the proposal is completely out of character with the residential and other type of development in the surrounding area, and would be to the

extreme detriment of residential amenity. Accordingly, we request South Dublin County Council to refuse permission for the application.

## **2 Local Centre 'LC' Zoning of the Site**

The site is currently zoned 'LC' – Local Centre under the current County Development Plan (CDP) 2004 – 2010. Under that zoning, a number of uses are “permitted in principle” or are “open to consideration”. Other uses are “not permitted”. We outline below our submission that a number of the elements of the application are in the latter category, and as such are not in keeping with this zoning.

### **2.1 Retail Space**

Under the 'LC' zoning, a number of types of retail developments are permitted in principle, including “Shop-Local”, “Shop-Discourt Foodstore” and “Shop Neighbourhood”. Retail developments not permitted include those of type “Retail Warehouse” and “Shop-Major Sales Outlet”.

Furthermore, the CDP states in relation to Local Centres:

#### ***“6.3.8.ii***

*Local Centres typically comprise a parade of convenience stores, the occasional lower order comparison outlet and a limited range of service outlets. Their primary purpose is to provide a range of convenient retail outlets and services for the local population. These centres provide an essential and sustainable amenity for residential areas and it is important that they should be maintained and strengthened where necessary.”*

We submit that the quantum of retail floorspace of the proposed development of 5,957 sq.m and large number of units—in particular, the retail anchor of 3,158 sq.m—cannot reasonably be considered to be any of “Shop-Local”, “Shop-Discourt Foodstore” or “Shop Neighbourhood”; neither can it

reasonably be considered to be comprehended by the description in 6.3.8.ii of the CDP as quoted above. Rather, the retail quantum can clearly be identified as either a “Retail Warehouse” or “Shop-Major Sales Outlet”, and is therefore not permitted under the zoning.

## **2.2 Office Space**

The application states the development will also consist of a

*“detached, single four storey office block located on the Northern-Western part of the site, which is currently occupied by the 'Printworld' building. The proposed building will comprise 3,630 sq.m. of office floor space arranged in 6 no. own-door units.”*

in addition to 733 sq.m of office space in the mixed-use development; i.e. for the site as a whole, the total office space will be 4,363 sq.m.

According to the 'LC' zoning of the site, offices greater than 1,000 sq.m are “not permitted”.

## **3 Traffic Implications**

As stated in the Faber Maunsel Aecom Traffic Assessment report, the N4/Kennelsfort Road junction is currently at capacity. Or rather, as can be seen from the Degrees of Saturation (DoS) significantly exceeding 100% in various Tables in their report, the junction is currently entirely **congested** and, as indicated by the series of Tables 5.x in their report, will be **more congested** with the proposed development.

## **4 Future Possible Enhancement of N4/Kennelsfort Road Junction**

The current County Development Plan contains a Specific Local Objective (SLO) as follows:

***“13. Palmerstown – Traffic***

*Divert unnecessary heavy commercial traffic out of Kennelsfort Road and adjoining residential areas and construct either a fly-over or a traffic roundabout at the junction of Kennelsfort Road/Galway Road to accommodate local traffic between Palmerstown Village and the Greater Palmerstown Residential area.”*

Given the proximity of the site to the junction, the level of development proposed could conceivably impede any future enhancement of the junction, whether that be the construction of a fly-over (i.e. grade-separated junction) or a traffic roundabout. In that context, we submit that no such development be permitted until a comprehensive traffic and engineering study is undertaken of the junction to ascertain the feasibility of the SLO #13, and the level of land-take that may be required to progress it.

## **5 Flood Risk**

Local residents report that the site has frequently flooded in the past, due to its past history as a wetland. We submit that the Council should be mindful of this fact, and the possible legal implications, should local residences be flooded, following a grant of permission without a comprehensive drainage study.

## **6 Local Library**

Given our submission that the proposal would be gross over-development of the site, we submit that the proposal by the applicant to incorporate a library into the development is nothing more than a communal bribe; a cynical attempt to temper opposition to the application.

Notwithstanding the Council's objective to secure the provision of a library for Palmerstown, we request the Council not to be swayed by this offer.

## **7 Local Area Plan**

The CDP contains a Specific Local Objective “9. *To prepare a Local Planning Study for the Palmerstown Area*”. As part of this, we submit that, prior to any development, the Council should formulate a Local Area Plan for the site. In that context, we submit that the application is premature.

## **8 Comment re: Quality of Online Documents**

We wish to make a comment regarding the quality of the 80 or so online documents. Some of these are poor quality scans, and technical information, in particular is difficult to read in places. In the interests of full public-participation in the planning process, we request the Council in future to obtain PDF copies of the planning documents from the Applicants rather than the Council scan the paper copies. This is particularly important for planning applications of such technical nature.

Considering the foregoing, we request the Council to refuse permission for this planning application.

Yours sincerely,

Dr Kevin Farrell – Local Area Rep, Dublin Mid West Green Party  
Cllr Dorothy Corrigan  
Paul Gogarty TD