

Date: 2010

Planning Department
Fingal County Council ("**Fingal**")
PO Box 174
Swords
Co. Dublin

Re: Planning Application: FO9A/0580 (the "Application")
Applicant: Moriarty Foodmarkets

Dear Sir,

I wish to lodge this letter to record my objections and concerns regarding the Application as recently amended by the Applicant. Based on the volume and nature of the submission of revised information by the Applicant to Fingal, I feel that the Application at the very least, is a very significant amendment to the original application for the development submitted to Fingal in 2009 and, more likely, represents a new application by the Applicant (and accordingly should be the subject of a fresh application).

In addition, I have set out below the areas of concern that I believe have not been adequately addressed by the Applicant. I request that Fingal consider each of these points together with other submissions made to date.

Traffic/Pedestrian Safety: The junction of ramps to side access road t-junction has restricted views and younger pedestrians and universal access issues have not yet been resolved.

Environmental Standards: Standards and methods of basement extraction, water quality, drainage/flooding and utility supply require detailed proposals. A detailed Environmental Impact Statement should be prepared and submitted ahead of any final decision by Fingal on the Application.

Construction Impact: The phasing of construction works, programme and road closures will impact adjoining and nearby owners. Detailed building surveys need to be undertaken prior to any construction works commencing – this needs to be a binding condition of any Planning Consents.

Landscape: Detailed landscape proposals are omitted and are required to ensure quality of external space.

Density: The scale of the development is still very significant and excessive in scale. No control measures have been set out to restrict the problems that would be faced by local residents and the school from alarms being set off by cars or property alarms.

Access: It appears that the junction from the access road onto Church Street has been overlooked as at present you have to pull your car on to the middle of the road on Church Street before you get a clear line of sight of on coming traffic. The car parking spaces on Church Street will, when occupied by cars and vans, be a very dangerous junction. No restrictions have been placed on this.

The path on the access road runs straight past the basement carpark with a restricted view for cars exiting the car park. No safe pedestrian crossings have been identified.

Traffic Congestion: The volume of traffic has still not been catered for. The considerable increase in volume and type of traffic from this development has not been addressed in the conditions in planning. The inadequate provision for reversing trucks into loading bays, has been overlooked or inadequately addressed.

Previous drawings supplied by Molony Millar were both misleading and inaccurate; Fingal should inspect and re-examine these and seek corrections. In particular, the car parking on Church Street has been omitted suggesting easier turning for lorries ; this is misleading and inaccurate. The traffic report carried out was incorrect and misleading.

Services: On the information supplied, the Application will place huge demands on Skerries' water capacity – this is untenable and unsustainable. Equally, the existing sewage treatment for Skerries is not sufficient for the additional capacity the proposed development will require. In addition, the surface water capacity of the existing system is not sufficient. The attenuation tank may not be sufficient in cases of severe flooding with the basement. Details of the petrol interceptor need to be provided.

ESB power requirements may affect the load available to the town at present. No public lighting details have been made available. Proposed restrictions / plans on the location of Satellite dishes, TV aerials, Masts and external surface equipment have not been included. No waste management plan has been provided.

Compliance with the County Development Plan: The traditional townscape of Skerries will be affected by this development. The existing skyline currently dominated by the Church and Tower will be engulfed by the huge development. The new development will be visible from significant features of the town and environs including the South Strand, Cabra Hill and Skerries Mills. Moreover, this will impact on light, amenity, character and general enjoyment of the town.

Local Impact: The impact on the school has been affected by the increase in height of the ground floor which is unnecessary. There are bedroom windows that are at low level which mean when occupants leave the shower they have to pass the windows to get dressed in the space provided in front of the windows. This will be in full view of the school yard and the classrooms of the senior school. **There has been no restriction placed on this repeatedly voiced concern.**

There have been no restrictions placed or proposals submitted to address the following inevitable impacts pre, during and post construction:

Excavation: During construction thousands of lorries of clay will be removed and thousands of lorries of deliveries will come and go with no restrictions.

Noise: levels will restrict workers let alone teachers and pupils;

Dust: Will restrict ventilation, Breathing, restriction of fire evacuation and cause skin and eye irritations;

Vibration: from piling and construction will stop teaching in many rooms with no alternative rooms available.

Other: No shadowing report submitted yet.

Lorry Engines: Restriction not placed on parking up to 50 lorries and left running.

Construction traffic and parking: Provisions for parking of construction staff and restrictions on existing low quantity of available parking.

Plant room: Restriction to be place on the noise and smells from the Plant room next to ESB Substation.

Applicant track record: Residents and neighbouring occupants must be assured that Fingal will monitor and enforce all relevant planning consents. The Applicant has, I understand, on other developments in Fingal, failed to rigorously comply with specified planning conditions and regulations- we note that the Applicant developed the existing enlarged car park without planning permission. Fingal is requested to stipulate specific conditions and ensure enforcement of same.

Car exhausts: The ventilation of the car park should not result in car fumes being released into the school yard.

Yours faithfully
