



16th April 2014

RE: D14A/0113

Dear Sir Madam

I wish to lodge an observation on the above proposal for the Deerhunter site at Sallynoggin Roundabout.

Background

This is a large, pivotal site and a former landmark in the area. Residents are unhappy that it has been vacant for so long and see it as an eyesore.

Drive-through and traffic

The proposed drive-through fast food restaurant is inappropriate for an urban site and would be better suited to a motorway services area. Such a development would encourage additional traffic to what is already an extremely busy junction. It would promote driving over more sustainable means of transport. A non-drive through restaurant would be a more acceptable proposal.

Playground

The proposed children's playground would risk attracting antisocial behaviour at night so I would suggest that a condition of any planning permission be made that such a playground be fully lockable at night.

Development Plan

The Dun Laoghaire Rathdown Development Plan 2010-2016 includes provision for a local area plan for the Sallynoggin/ Glenageary area. This local area plan should have been prepared before such a large development is constructed. The Sallynoggin roundabout has been proposed for a redesign. This redesign should be made in conjunction with any plans for this site.

Ossian Smyth
Dún Laoghaire local area Representative
Spokesperson on Energy and Communications



16th April 2014

Retail

The area is close to the new Tesco and two Lidl discount stores. Addition of new retail will harm Dun Laoghaire Main Street commercial district even further.

Environment

There is potential for tree planting and a small park (which should be locked at night). Allotments could also be provided at the back of this site to provide for nearby residents in terraced cottages.

Architecture

Architecturally, the proposed structures lack any semblance of design. The development fits in with the style of charmless lego blocks stacked up to meet the size requirements of the client. The developer should seek out a distinctive design that will enhance the area rather than a charmless .

Kind regards,

A handwritten signature in black ink that reads 'Ossian Smyth'.

Ossian Smyth

Dún Laoghaire Local Elections Candidate
Spokesperson on Energy and Communications