



**Cllr. PAMELA**

**CONROY**

**CASTLEKNOCK**

Planning Officer  
Planning and Development Department  
Fingal County Council  
Grove Road  
Blanchardstown  
D15 W638

25<sup>th</sup> June 2020

**Re: Proposed development at Junction 6, Riverwood, Castleknock, D15 – FW20A/0142**

Dear Sir/Madam,

We would like to make the following submission in relation to the proposed development at Junction 6, Riverwood, Castleknock by Propotron Limited.

We have paid the submission fee.

Yours sincerely,

Cllr. Pamela Conroy and Roderic O’Gorman, TD

Overdevelopment of the site

It is submitted that the proposed development is an overdevelopment of this site. The proposed development consists of four buildings of various heights up to 28 stories which will result in it dominating the skyline in Dublin West.

Additionally, there are no other buildings of such a scale in the vicinity, meaning that the development will have a negative impact on the nearby residential areas.

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Working with  
Roderic  
O’Gorman TD

### Inadequate car parking facilities

The Fingal Development Plan 2017-2023 sets out that parking allocation for a hotel should be one car parking space per bedroom. The allocation of 232 car parking spaces for a 459 bedrooomed hotel falls considerably short of this. As the hotel is only one part of the proposed development, we feel that the car parking facilities of the proposed development are inadequate.

### Traffic congestion

The link road which is used to access the site of the proposed development currently experiences problems with traffic congestion. We feel that a development of this size on this site will exacerbate the traffic problems in the area. As this link road is the only access Connolly Hospital, we feel that it is necessary to give considerable consideration to the impact that this development will have on traffic in the area.