

**Planning Application D17A/0868-42 houses with traffic and services access to Watson Road**

As you may be aware, a new planning application has been submitted in respect of the site comprising 19 Watson Road with San Michelle & Arranmore, Church Road.

This application is for 42 units which is three time bigger than the application previously refused by DLRCC and An Bord Pleanala. It again proposes access to the site by way of new road exiting on to Watson Road.

While this application has been submitted on its own it is clear that the outcome will be used as a precedent for the site comprising 43 Watson Road, Rockwinds, Smallacre, Woodlawn & Kylemore Clinic Church Road as well as farther developments adjacent to the current site.

The additional impact on the residents of Watsons Estate will be enormous in terms of:

- Pressure on currently problematic surface and foul sewerage systems
- Increased traffic exiting through the Estate itself for this and future developments. This is in addition to the access for Culgrenagh and sites being purchased behind playing fields at Church through Fairhaven onto Churchview Road also imminent.
- The introduction of 4 storey high - rise buildings into an estate comprising low rise homes.