

52 Corbally Heath,

Saggart,

Co Dublin

29th April 2022

Strategic Housing Unit,

An Bord Pleanala,

64 Marlborough Street,

Dublin, 1

D01 V902

RE: Objection to the proposed development by Kelland Homes Limited and Durkan Estates Ireland Limited "Boherboy Demense" (SHD3ABP- 313145-22)

Dear Sir / Madam,

I refer to the above planning application, and wish to make the following submissions in relation to the proposed development.

- 1) As a resident in Corbally Heath since its construction almost 30 years ago, I am extremely concerned about my family and my safety if the proposed future vehicular access is approved. There will be an increase in traffic and pedestrian hazards for myself and other residents of Corbally Heath as a result of the increase in vehicular movements. When we purchased our home the cul de sac status was of huge importance to us. It continues to provide a sense of comfort for us when our children are playing. If Corbally Heath becomes one of the main entry points to Boherboy Demense it will result in untold stress, and a considerable loss of a secure play area for our children. My family currently use our road and green area outside our home to ride their bikes and play. We rely on the safety of a cul de sac to have a more fulfilling family life. Additional traffic may prove fatal to our children and their playtime.

- 2) I also have a huge concern that losing our cul de sac status could lead to increased anti-social behaviour. Our current singular entry and exit point into the Corbally Estate has

been a deterrent to joy riders – open access to Boherboy Demense will provide a new stomping ground for this anti-social behaviour. There is also a danger that if this access goes ahead, Corbally Heath would be considered a shortcut to avoid the already congested traffic on the Citywest Road, Fortunestown, Boherboy and around Citywest Shopping Centre. A new “rat-run” would be established.

- 3) Traffic in the area is already gridlocked and this is before the current developments (Barnoaks) and the proposed development (Boherboy Demense) are completed. Citywest Road is already a bottleneck from c 7.15am – 9am daily & again for evening rush hour. There are already delays entering and exiting Corbally Heath onto Citywest Road. This would increase exponentially if vehicular access was granted to the proposed Boherboy Demense.

- 4) I genuinely worry about the impact this additional traffic will have on emergency service vehicles accessibility and attendance times to Corbally estate. This new development should be a stand alone estate with multiple entry points onto Boherboy Road (assuming this will be upgraded to cater for the volume of traffic expected). Increasing traffic volumes onto the already impassable Citywest Road via Corbally Heath is extremely short sighted – and is obviously a decision made by those who do not reside in the area.

- 5) I am also hugely concerned with the environmental impact. Traffic congestion increases vehicle emissions and degrades ambient air quality. Recent studies in the US have shown excess morbidity and mortality for drivers, commuters and individuals living near busy roadways. The study suggests that health risks from congestion are potentially significant and that additional traffic can significantly increase this risk. While I absolutely acknowledge that we have to encourage the provision of housing as this time, I do not believe that this housing should be provided at the detriment of those already in residence.

I would appreciate if you could take these points into consideration when deciding on the planning application for this development

Yours faithfully,

Audrey Lydon

