



An
Bord
Pleanála

Observation on a Strategic Housing Development application

AN BORD PLEANÁLA
IDG: 05) 312-22
ABP-
27 APR 2022
Fee: € 20 Type: PwO
Time: By: Post

Observer's details

1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

SHD

(a) Observer's

Denice & Keith Mellon

(b) Observer's postal
address

13 carrigmore avenue,
Citywest, saggart Co Dublin.

Agent's details

2. Agent's details (if applicable)

If you are an agent and are acting for someone else on this observation, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's postal
address

Click or tap here to enter text.

Postal address for letters

3. During the process to decide the application, we will post information and items to you or to your agent. For this **current application**, who should we write to? (Please tick ✓ one box only)

You (the observer) at the postal address in Part 1

The agent at the postal address in Part 2

Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation on.

- (a) **An Bord Pleanála case number for the current application (if available)**
(for example: 300000)

ABP-313145-20

- (b) **Name or description of proposed**

Kelland Home ltd & Durkan estates ltd
655 dwellings

- (c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co

Boherboy Saggart Co Dublin

Observation details

5Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word limit** as the box expands to fit what you write. You can also insert photographs or images in this box.

(See part 6 – Supporting materials for more information.)

To whom it may concern,

Please consider the below points in relation to the planning application for the new housing development in Boherboy, Saggart.

1) Several parallel developments are currently underway or approved in the Citywest area, this will leave Citywest with the population of a town but without the amenities of a town. We have no community centre, no GAA pitch, not enough secondary schools to cope with the amount of teenagers they ve to go to other schools in other areas, no Garda station etc. There is not enough policing (Garda) in the area for the size of the population/housing.

2) Proposed future vehicular access to the development from Carrimore Green, and Corbally Heath is a major safety concern, these are residential streets that children play on. The streets are too narrow and can already barely cope with the traffic and parking as it is. The roads are too narrow for a flow of two way traffic let alone emergency vehicles. The road on the ave is very narrow especially if cars are parked on the road. Big vehicles can only turn at the end cup de sac on the ave/green. It would also be used as a rat run for traffic coming from boherboy

through the estate corbally heath and carrigmore green and would cause more disruption to get to the luas or exiting the estate.

3) Traffic in the area is already an issue and this is before the current developments that are currently in construction are built, the area would come to a standstill with the addition of more housing. This is a real issue when there's events at the hotel or shopping centre etc or an accident the whole area is at a standstill. Traffic, parking and congestion is a real problem. At the moment there's not enough public transport for how big and built up the area is.

4) Biodiversity is an issue here, practically all the green spaces that existed in Citywest 2 years ago will shortly be covered in cement. The government has declared a climate crisis and we still continue to have no regard for nature or wildlife in the Area. To get to the park it would also be a safety concern for families to cross to get to the park.

5) Noise pollution from traffic.

6) Flood risk may still be an issue for the area, especially on the Avenue. If the natural drainage is removed/concerted this will result in carrigmore Avenue begin flooded as it happened 2011 when the flood flowed onto carrigmore ave and corbally heath housing estates and into ponds/lakes to the west of saggart lakes which subsequently burst its banks flowing onto fortunestown lane near saggart luas line. This means that house insurance would be nil and void and unsellable as this has happened in the Lucan area.

I would appreciate it if you could take into consideration the above points when deciding on the planning application for this development. Please Note this site

has been refused on these multiple points in previous objections and we now feel that they are trying to fast track this through a system which will disregard all the reasons this has been refused in the past.

With Kind Regards

Denice Keith Mellon

Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

If your supporting materials are physical objects, **you must send** them together with your observation by post or deliver it in person to our office. You cannot use the online uploader facility.

Remember: You can insert photographs and similar items in part 5 of this form – Observation details

Fee

7. You **must** make sure that the correct fee is included with your observation.

Observers (except prescribed bodies)

- strategic housing observation **only** is €20.
- strategic housing observation **and** oral hearing request is €70

Oral hearing request

8. If you wish to [request the Board to hold an oral hearing](#), please tick the “Yes, I wish to request an oral hearing” box below.

Please note you will have to pay the correct **additional non-refundable fee** to request an oral hearing. You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

No, I do not wish to request an oral hearing

Final steps before you send us your observation

9. If you are sending us your observation using the online uploader facility, remember to save this document as a Microsoft Word document or a PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

If you are sending your observation to us by post or delivering in person,

remember to print off all the pages of this document and send it to us.

The National Adult Literacy Agency (NALA) has awarded this document its Plain English Mark. Last updated: November 2020

For Office Use Only

FEM – Received		SHU – Processed	
Initials		Initials	
Date		Date	

Notes