

Dmitry Karpenko  
74 Corbally Heath  
Westbrook Glen,  
Saggart,  
Co. Dublin.  
2<sup>nd</sup> of May 2022.

Strategic Housing Unit,  
An Bord Pleanála,  
64, Marlborough Street,  
Dublin 1.  
D01 V902

Planning Application Reference No: ABP-313145-22

Applicant: Kelland Homes Ltd. & Durkan Estates Ireland.

Dear Sir/Madam,

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

- Proposed vehicular access to the development from Carrigmore Green and Corbally Heath is a major safety concern. According to the Traffic and Transport Assessment document, the proposed development will generate about 300 car trips a day during the peak hours. This will result in up to 100 additional trips through Corbally Heath and the same or similar number through Carrigmore Green which represents a huge increase in comparison to the existing traffic. Such a change will result in a significant loss of residential amenity as residents currently use the quiet roads and green area for family and children's play and dog walking. These social activities are only possible due to minimal cul-de-sac traffic. Obstructions frequently occur due to the narrow width of the streets which were intended to only service minimal traffic.
- In addition to the issues listed above, opening a route through Corbally Heath and Carrigmore Green will create increased level of traffic through a residential area as motorists will seek to avoid congestion in Fortunestown, Boherboy, Citywest Shopping Centre, Citywest Business Park, the N81 and the N7. Greater accessibility through the estate would have a negative impact on property privacy, security and safety for the existing residents. This would also increase the risk of anti-social behaviour in the area, including joy riding.

- Proposed development exceeds densities and heights outlined in Fortunestown Local Area Plan.
- There are about 2000 dwellings that are underway or approved in the Citywest area excluding the development in question. Completion of these developments alone will bring increased traffic to an area that already suffers from congestion.
- Completion of these estates will leave Citywest with the population of a town but without the amenities of a similarly town. We have no community centre, Garda station, playing pitches, sport clubs, library. There is no suitable road network that will be able to cope with the projected amount of traffic the new estates will generate. The secondary school doesn't have a permanent building and is still using temporary accommodation. There is a problem with provision of primary health care services as GPs located in the Citywest area are not taking any new patients.
- If the suggested development should be approved, it should be conditional that the supporting amenities also be provided e.g. community centre, new roads built, establishing of new GP practice(s), permanent secondary school building in the first phase.
- The area of the proposed development is last green space that remains in Citywest. Proceeding with the development will result in the destruction of a significant wildlife habitat. An action that runs contrary to the government's stated objectives of increasing urban green spaces and biodiversity.
- Flooding has been an historical risk for the immediate area and the loss of this grassland will exasperate the issue even further.

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

Kind Regards,



Dmitry Karpenko