



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:

(a) Observer's name

Elaine Weafer

(b) Observer's postal address

30, Corbally Heath, Westbrook, Dublin 24

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-313145-22

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

Development by Kelland Homes and Durkan Estates Ireland Limited
"Boherboy Demesne"

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

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

Boherboy Road, Saggart

Observation details

5. Grounds

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.)

1) Proposed future vehicular access to the development from Carrigmore Green and Corbally Heath is a major safety and health concern. As a resident who uses Corbally Heath as my only access onto the N82, I feel that this road is already at capacity and developing it further will have a negative impact on all residents of the estate. 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.

2) Children play on this road and the adjacent greenspace. Dogwalkers use this space continuously from early morning to late evening. Adding traffic may prove fatal to children at play, it will also have a negative impact on all our health due to additional emissions from increased vehicle traffic.

3) Several parallel developments are currently underway or approved in the Citywest area, this will leave Citywest with the population of a large town but without the amenities of a town. We have no community centre, no GAA pitch, no secondary school etc.

4) If approved, development should be phased with specific amenities provided e.g. community centre in the first phase, additional parking for the additional houses. At present the workers building the new estates

5. Grounds

are parking outside people homes and walking to the various building sites, this alone is causing car parking issues for residents.

5) Loss of cul-de-sac status for Corbally Heath owing to the additional entrance;

Additional vehicular accesses via Corbally Heath and Carrigmore Green would increase the risk of anti-social behaviour in the area, including joy riding.

Corbally Heath and Carrigmore streets are too narrow for additional traffic; loss of on street parking for residents.

6) 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 have declared a climate crisis and still we continue to have no regard for nature.

7) Flood risk is still an issue for the area. A number of insurance companies refuse to insure residents due to previous flooding, the risk of potential future flooding is great and this may have a negative impact on me and my neighbours.

Further extract from SDCC recommendation for refusal in 2019: Diverse wildlife on subject site and surrounding land, including otter, foxes. bats. birds of prey. swans. Herons.

Badger sett stated to be onsite.

Irreversible damage to local flora and fauna.

8) Previous applications refused under SHD3ABP-304828-19 and SHD2ABP-302802-18.

The Chief Executive Report by SDCC in 2019 recommended refusal of planning permission for this same site based on a substantial number of grounds, document ref SHD3ABP-304828-19.

Areas for concern included:

5. Grounds

-Overlap with Strategic Flood Risk Assessment (SFRA) Zone A 2016 and SFRA Zones B 2016 along the northern and eastern site boundaries.

Roads Department -Refusal Recommended. Significant concerns and issues highlighted include need for significant works on third party lands along the Boherboy Road.

Department of Defence - Submission received which states - "Given the proximity to Casement Aerodrome this area may be subject to a high level of noise from aircraft operating in the vicinity of the aerodrome"

Submission from An Taisce: The proposal will generate a significant traffic demand, (914 car parking spaces in the new plan); The Luas, is 1.3km from the subject site.

Fortunestown Local Area Plan: Development does not comply with LAP Objective BN6 and BN7 and BN8. Section 4.6 of the LAP has not been delivered in terms of local community/youth facilities:

Roads and Access: Additional road infrastructure required in advance of any further development in the Vicinity of Saggart Village. Boherboy Road is a country road and would require upgrading to facilitate this development; safety concerns for new pedestrians and cyclists in absence of any facilities. Poor public transport from Boherboy Road.

Proposed additional vehicular entrance through Corbally Heath would result in greater traffic and pedestrian hazards for residents in Corbally Heath with the proposal facilitating more direct access and a shortcut to avoid traffic in Fortunestown, Boherboy, Citywest Shopping Centre, Citywest Business Park, the N81 and the N7. No additional traffic should be directed towards Saggart Village or the junction of Boherboy Road and the N81 as both are impassable at peak times.

5. Grounds

Traffic and pedestrian hazard concerns arising from additional vehicular movements;

-Existing traffic congestion in surrounding locality.

-Insufficient capacity for additional significant traffic generation arising from proposed development.

-Additional traffic generation will impact on emergency service vehicles accessibility and attendance times.

Supporting materials

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| 6. | <p>If you wish, you can include supporting materials with your observation.</p> <p>Supporting materials include:</p> <ul style="list-style-type: none">• photographs,• plans,• surveys,• drawings,• digital videos or DVDs,• technical guidance, or <p>other supporting materials.</p> <p>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.</p> <p>Remember: You can insert photographs and similar items in part 5 of this form – Observation details</p> |
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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



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| FEM – Received | | SHU – Processed | |
|-----------------------|--|------------------------|--|
| Initials | | Initials | |
| Date | | Date | |

Notes