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An Bord Pleanála
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AN BORD PLEANÁLA	
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ABP-	_____
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To whom it concerns,

We wish to lodge the following submission in relation to the proposed Boherboy Strategic Housing Development which is planned for a site immediately adjacent to Carrigmore Green in Citywest. **An Bord Pleanála** reference number **TA06S.313145** applies. Reference number TC06S.308352 may also refer.

By way of background, my wife and I moved into our home in Carrigmore Green in 2016. Prior to purchasing our home, we consulted the Fortunestown Local Area Plan published by South Dublin County Council in 2012 and relied upon the contents of same in the reasonable expectation that the plan would be broadly adhered to.

We make six separate points hereunder regarding the proposed Boherboy Strategic Housing Development as it is currently envisaged. Our submission is based on two criteria - has it been properly planned and does it represent a sustainable development. We respectfully submit that it is neither.

- The plans on the boherboyshd.ie website make provision for a through-road linking the new development with the cul de sac in which we live in Carrigmore Green. We object in the strongest possible terms to the inclusion of any such plans for a through-road for a number of reasons;
 - o Firstly, the through-road would effectively link the Blessington Road with Fortunestown Lane, creating a rat-run for vehicular traffic seeking to avoid congestion elsewhere in the Saggart / Citywest area. We submit that this would result in excessive volumes of vehicular traffic through our street, thereby destroying the quiet, child-friendly and family-oriented fabric of Carrigmore Green as currently prevails. The increased threat of road traffic collisions and the negative impact on human health of increased particulate emissions would both prove significantly detrimental to ourselves and our

neighbours and, in particular, to the numerous children and young people who reside in our community.

- Secondly, the road through Carrigmore Green is too narrow to support a through-road as proposed in the boherboyshd.ie plans. The street would have to be widened either at the expense of verges, mature trees and footpaths or at the expense of a line of maturing oak trees along the boundary of Carrigmore Park. None of these options are permissible in our view. To create a through-road at the expense of any of these features would be to disproportionately favour passing motorists at the expense of local pedestrian safety and the natural aesthetic and bio-diversity of the area.
 - It is important to state that Carrigmore Park currently represents a peaceful suburban idyll with a well-maintained and safe park. It is an enormously popular local amenity for people from all over the surrounding area, particularly for dog walkers and for families with children. Any interference with its boundaries or landscaping as it currently exists so as to appease passing motorists would, again, be of enormous detriment to the local community.
 - We welcome the addition of a bike and pedestrian track over the Corbally stream which will facilitate access to the LUAS and to Citywest Shopping Centre for the eventual residents of Boherboy. This represents a sensible approach on the part of the developers in that it acknowledges the redundancy of car-centric urban planning. We submit that the inclusion of a through-road in the plans is grossly unfair and prejudicial to the residents of Carrigmore Green and the wider area.
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- We submit that the scale of the proposed development is disproportionate in comparison to the services and amenities available to the local community. The plans call for the building of over 655 residential units, delivering thousands of new residents and hundreds of additional cars yet no additional amenities to cater for same. There are simply insufficient retail options available in Saggart. Citywest Shopping Centre is small and has limited room to expand. There has been no forethought in terms of where these thousands of new residents will shop or have leisure time. This is reminiscent of the planning mistakes made in the suburbs of Dublin going back to the 1960s and particularly obvious in the Tallaght area, whereby enormous new residential development took place with no forethought as to how these areas would become functioning, sustainable communities. We submit that it is the current residents, including ourselves, who will bear the negative repercussions of this unconstrained and ill-thought out development.

 - In terms of transport, both public and private, we submit that the options as they currently exist are already strained. Traffic congestion is already a problem at peak times and the revised layout of the junction Citywest Road / Fortunestown Lane has done nothing to alleviate this. We wish to know whether any consideration will be given to improving public transport options on the LUAS and through Dublin Bus to cater for the additional residents. Any such consideration should take place in light of the current building frenzy which is happening in Citywest, where every vacant site on every side of the junction of Citywest Road / Fortunestown Lane is currently being

developed. In many instances, this entails high-density / high rise apartment buildings. The Boherboy Strategic Housing Development cannot therefore be viewed in isolation and must be considered in light of the massive developments being constructed elsewhere in Citywest and Saggart. We submit that significant investment must take place in terms of public transport and road infrastructure, far beyond what currently exists, so that the area does not become a study in urban gridlock and unsustainable suburban development. This point applies equally to the previously-made point about local amenities.

- In terms of the environmental impact of the proposed strategic housing development, it is important to state that Carrigmore Green has a distinct feel of the country-side to it. Indeed, the Fortunestown LAP cites Boherboy's "strong rural character". It also identifies the opportunity presented through the "capitalisation of views of the Dublin Mountains..." Our street currently lies on the very edge of Dublin city with views across agricultural land and up into the fields and forests of the Dublin Mountains. While we accept that development is inevitable, South Dublin County Council has already identified "the extensive proportion of apartments for an outer urban area" as a negative factor in Citywest's potential for development. In light of same, we urge that the character of the area be taken into consideration and that high-rise buildings of four and five stories be discounted from any new developments. There are plenty of sites elsewhere within the city limits which are more suited to high-density, high-rise development without destroying the character and aesthetic of our local area.
- Having observed the way other sites in Citywest which offered vibrant and diverse environments for wild flora and fauna were torn to shreds by developers despite they're identification in the LAP as "potentially important wildlife corridors", we urge the authorities to be vigilant in ensuring that local bio-diversity is respected. Given its position at the juncture of town and country, the proposed Boherboy site is home to diverse bird and insect populations. This is particularly so in the areas on either side of the Corbally stream. Protection of such habitats should be inherent in any sustainable new development.
- Another huge issue that has emerged with other recent apartment block developments in Citywest has been the complete inadequacy of car-parking allocation. This has led to massive problems with illegal parking all around these new developments, imperilling the safety of motorists and pedestrians alike. Greater consideration of this issue should be afforded to the Boherboy development, hopefully learning from the very obvious planning mistakes which were made in the planning of other nearby apartment block developments constructed here since 2019. We invite you to drive down Citywest Avenue on any given evening for a practical demonstration of these planning oversights.

We sincerely hope that you will give our submissions and observations due consideration. Please bear in mind that, as local residents, we must live with the consequences of any failure to plan in a fair and sustainable way. Under the Strategic Housing Development process, we have been given even less of a say in trying to maintain the fabric of our local community and environment. An Bord Pleanála is the only body in a position to defend

our interests. As such, and in light of our points made above, we implore you to consider dispensing with the plan for a through-road into Carrigmore Green from the new Boherboy development, as well as downsizing the Boherboy Strategic Housing Development in both the number of units and the height of the buildings.

If you require any additional information or clarification, please do not hesitate to contact us at 3 Carrigmore Green or, by phone, on 086-8558439.

Sincerely,

Michael and Maria McArdle

18th April 2022