



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

Mrs Nicola and Dr David Fitzpatrick

(b) Observer's
postal address

30 Carrigmore Downs, Saggart, Co Dublin, D24p668

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)

313145

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

In the townland of Boherboy, Saggart Road, Co Dublin. Boherboy Demense, neighbourhood

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

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

Boherboy Road Saggart Co Dublin

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) This application for planning should not be considered on its own, the several parallel developments currently underway or approved in the Citywest area need to be taken into account. The continuous approving of high density SHDs in such a small area will leave Citywest with the population of a town but without the amenities of a town. We have no community centre, no GAA pitch, no Garda Station, no Library etc. These amenities are all outlined as required in the Fortunestown Local Area Plan.
- 2) This application is for up to 5 stories high apartment blocks which are not in keeping with a suburban area, or the LAP. These will block the current view of the Dublin mountains from Carrimore estate. Citywest is already at saturation point for apartments and high density developments, there is not a need for more of this kind of dwelling in the area with numerous build to rent apartment blocks already approved or in construction. Family homes that are available for people to purchase are what is lacking in the area.
- 3) New residents in the area are having to send their children to schools outside of Citywest/Saggart as they cannot get a place in the local schools, all primary schools in the area are full with waiting lists.
- 4) Secondary schools in the surrounding areas are full from their own catchment area and existing residents are struggling to get a place for their children. The new secondary school in Citywest (no permanent building yet) will also not have 1,000 spaces until at least 5/6 years as it is opening on a phased basis.
- 5) Citywest has no community centre, there is no public space for the local community to hold events, summer camps, sports classes for children, for the community to actually come together. Community rooms in apartment complexes cannot obviously be used by the wider community.
- 6) The LUAS green line has been provided with longer trams to support the higher numbers of passengers using the service, we have seen nothing proposed for the red line. The current transport network will not be able to support the surge in residents in this area.

It must be noted that the Luas line is not a sufficient reason for increasing densities in Citywest. It takes an hour to reach Dublin City centre. Passengers must disembark to catch the Tallaght tram off peak times adding time to this journey. The Luas only goes one way. There are no modes of transport from Citywest to other areas for work/leisure e.g. Leixlip, Lucan, Northside Dublin.

5. Grounds

- 7) Biodiversity is an issue here, practically all the green spaces that existed in Citywest 2 years ago will shortly be covered in cement. There is diverse wildlife on the site such as foxes, otter, bats, birds of prey, herons and a badger sett. Also a diverse array of local flora and fauna.
- 8) High density building such as this development have proven to be problematic in the past and a drain on Garda resources. Crime rates in the area have increased with the Tallaght Garda Station very stretched at best to try and cover one of the largest areas in the country.
- 9) There is no Garda station in Citywest, with the huge surge in population in the last 3 years one is needed. Crime rates in the area have increased with the Tallaght Garda Station very stretched at best to try and cover one of the largest areas in the country
- 10) Traffic congestion in the area is already an issue and this is before the current developments under construction are built. Citywest is at a standstill at peak times with the current population. The roads cannot cater for higher densities.
- 11) If approved the dwellings should be prevented from being sold in bulk for rental (as has happened with other SHDs in the area) and should be available for sale to individuals.
- 12) The proposed vehicular access through Corbally and Carrigmore should not be allowed and is a major safety concern. We are resident in carrigmore estate and we strenuously object to this. We currently have major issues with parking in our estate and in the evenings and weekends it is barely possible to drive a car through the estate due to the amount of cars parked. Emergency vehicle access and bin truck access has also been limited. The parking situation in carrigmore has been made worse by the lack of parking facilities in ABP previously approved SHD apartments by Carin Homes and others. These residents are parking their cars in carrigmore and causing parking and access mayhem. As previously pointed out in other objections. Residents in other SHD approved developments are constantly posting on social media asking for information on place to park and also asking local residents can they rent a parking place in their driveway. This has led to very dangerous conditions for children crossing the internal roads in carrigmore and also, people with prams and more seriously wheelchair and mobility scooter users. The proposed access is at the right hand side of carrigmore park a park where the above users, children, prams, wheelchair etc cross the road at multiple locations to use. The safety of the children in carrigmore is at risk with a through road. This road will be used by cars to avoid the queues at the citywest junction (traffic lights) and they will use the road as a way around that. We currently only have 2 exits out of carrigmore which are extremely busy at peak times due to the largeness of the estate and add another group of cars into that and it will be mayhem. I don't see why the safety of pedestrians in carrigmore should be compromised because Or a development on a land not suitable for that scale of development. If a child or person is injured or killed as a result of this road opening into the back of

5. Grounds

a housing estate that is already congested it will be on the conscience of the board of the ABP. Carrigmore has been spared the scourge of joyriding due to the closed nature of the estate. This will open up the estate to the hazard of this if this new development is given vehicular access through carrigmore.

- 13) Flood risk is also another major issue. Part of the site is a flood plain and susceptible to flooding. This is a major concern for the houses in Carrigmore and Saggart Lakes due to flooding that occurred in 2011 and 2017. It will also affect carrigmore park which is a very unfunded and poor laid out park that is insufficient for the community as it currently stands. It has no CCTV, antisocial behaviour at night. A damaged playground, bins that that sdcc constantly have to be contacted to empty and damaged benches.

I would really appreciate if you could take into consideration the above points, and also below

- Citywest is going to end up the poster child for bad planning in years to come. There is nothing for the children to do or the adults, this is a recipe for disaster in terms of anti-social behaviour and mental health issues.

- Planning has been turned down on other developments due to too many car park spaces and not enough density. This is madness, people in Citywest have to drive to their children's GAA clubs (because no sports facilities in Citywest), people have to drive to the cinema, to the Library, to school (as no spaces in Citywest primary schools and currently only one very new secondary school here).
- Most homes being built under the SHD are going straight to rental they aren't even available for the normal person to buy.
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Just to clarify I am not against housing, I am against continuing to have high density estates when the proper social infrastructure is not there and basic public amenities are lacking.

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



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FEM – Received		SHU – Processed	
Initials		Initials	
Date		Date	

Notes