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Citywest,
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D24RC6D

Strategic Housing Unit
An Bord Pleanála
64 Marlborough Street
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RE: Observation/Objection to the proposed development by Kelland Homes Limited and Durkan Estates Ireland Limited "Boherboy" (ABP-313145-22)

A Chara,

I refer to the above planning application and wish to make the following submission/objection in relation to the proposed development.

- 1) Significant loss of residential amenity; Corbally Heath is a long road with access to the N82 at the lower end, this access serving several hundred houses in Corbally and Verschoyle, there is a sloping green area at this end of the road. At the upper end of this long road is a cul-de-sac with a small green area backing onto the proposed development site. Due to the low volume of traffic, particularly at the upper end, it is a lovely, quiet, safe road with green areas that can be enjoyed by the families and children and dog owners on a daily basis. Although these green areas are small in size, they are of major importance in an area such as Citywest that is severely lacking in amenities, where every spare green field has been turned into housing and apartments and traffic congestion bellows fumes onto every walkway. Every day, I see the young boys from the area bring their portable football goals onto the green and enjoy being able to have a kick-about. Every day, children and families play safely in this area and every day, I am lucky to be able to walk my dogs, sometimes off lead on the green areas, along with the other dog owners. Outside of this area in Corbally, there is nowhere else in Citywest this is possible.**

Should access be granted through the upper end of Corbally Heath for this development – it would turn into a main road. The families and children and dogs could no longer safely enjoy their environment, and there are no alternative environments in the vicinity. The access would not only give rise to the additional 900+ vehicles catered for in the plans but would serve as a shortcut for traffic wishing to avoid the N81 congestion. It would be a shortcut for traffic going to the N7 and M50 and Citywest Business Campus. It would also open up the road to anti-social behaviour which is already prevalent in other parts of Citywest and was an issue before the end of the cul-de-sac was fenced off. This would, in no doubt, destroy our road and endanger children.

- 2) **Roads, Access and Traffic;** the proposal will generate a significant traffic demand. The Luas is 1.3km from the site and takes 1 hour to reach the city centre with infrequent trams and a need to swap lines. The Boherboy Road is a country road which does not have public transport and would require major upgrades to accommodate any such development. Any new pedestrians and cyclists would be at risk given the absence of facilities.

There is insufficient capacity for the additional significant traffic generation on the surrounding roads already, with several developments still in process, which have not yet contributed to the traffic congestion.

Corbally Heath is too narrow for additional traffic, often only one car can pass at a time due to residents on-street parking. Currently it is backed up halfway down the road at peak times with residents unable to exit onto the N82.

The traffic plan for the area does not cover the amount of development that has already happened and is already underway. Additional road infrastructure would be required in advance of any further development in the surrounding areas of Citywest and Saggart.

- 3) The green space on this site adds to the health and wellbeing of the residents of the wider Citywest area and this will be diminished from the proposed development. Section 6.4 of South Dublin County Development Plan, Framework 4: Boherboy Neighbourhood specifically sets out this objective for Boherboy, where it states “will function as the green lung of the Plan Lands”. The wider area is full of traffic fumes, with a very noticeable poor quality of air. This land provides an important function to help clean the air and keep the existing residential areas less hazardous. Every other green field in Citywest has been developed in recent years. Areas which had been designated for community amenities, have been turned into housing and apartments instead. We are just one small step removed from the concrete jungle in Corbally due to the green areas, which include this proposed development site.
- 4) **Amenities and Quantum of Development;** The LAP caters for a total figure of 3,300 dwellings. To date 3,892 have already been granted. Any permission given for further development would be in excess of this plan. Much of the LAP relating to amenities to support these developments has not been delivered, and may now never be delivered given the spaces planned to accommodate such amenities have already been turned into housing and apartments from other developments. Citywest is severely lacking in amenities, there are no sports pitches, community centres, Garda station, library or proper parks. There is nothing here in Citywest other than office blocks, houses, apartments and a shopping centre with very few shops. I am deeply concerned for the youth growing up here with nothing to do but roam the streets in gangs. There is considerable anti-social behaviour, with many residents resolved to avoid the shopping centre area after dark.

Previous high-density areas that were created in Dublin cities surroundings with no amenities are now known to have been huge mistakes. I sincerely hope that the planning

authority has learned from these mistakes and will not carelessly repeat blunders of the past. The overall development of the area must be pro-actively taken into account and not just left to reactive permissions being handed out to applications with a narrow agenda and no regard for the wider consequences to the community.

- 5) **Flood risk: I would very much like to be advised who will be liable for planning being granted when this development does inevitably lead to increased flooding events for both the new development and the existing surrounding neighbourhoods. Any mitigating measures catered for on the new plans are subject to possible failure. Who will take responsibility and liability for planning approval against the flood risk advice when the water management factors are found to be insufficient? Planning has been most sensibly refused both in 2016 and 2019 partly due to the flood risk of the site. Documented flooding events have occurred in the past in 2011 and 2017 and some surrounding roads are unable to get house insurance as a result, others are now paying a high premium to keep their house insurance. Any development on this site will increase the flooding risk and be injurious to the residents as soon as some bad weather or heavy rains fall. The northern part of the site is designated Flood Zone A in the Strategic Flood Risk Assessment for SDCC Development Plan 2016, with the eastern part designated as Zone B.**

- 6) **In 2019 South Dublin County Council issued a Chief Executive Report on development of this land under reference SHD3ABP-304828-19. This report contains 64 pages of reasons a development on this site should not go ahead. While some of the problems with the 2019 application may have been straightened out with this new 2022 application, there is no way all or even a substantial portion of the issues, particularly relating to traffic, amenities, biodiversity, flood risk, design, accessibility, school provision, air safety, roads and access could possibly have been addressed to allow any reasonable consideration for this development to go ahead.**

Development at the detriment of the landscape and neighbouring communities is not problem solving or progression, it would be bad planning. I trust that the planning authority has the best interests of the people at heart and would not knowingly do harm.

I would appreciate if you could take into consideration the above points when deciding on the planning application for this development and not grant applications that would be contrary to the proper planning and sustainable development of the area.

Mise le Meas,

Shirley Fogarty