



An Bord Pleanála

Observation on a Strategic Housing Development application

LDG- 251
 ABP- 051718-22
 27 APR 2022
 Fee: € 20 Type: DNO
 Time: _____ Rv: Post

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

(b) Observer's postal address

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

(b) Agent's postal address

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-313145-20

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

Kelland Homes Ltd and Durken Estate Ireland Ltd

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

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

Boherboy Saggart South 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.)

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To Whom it May Concern,

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

The Citywest area has now got the population of a town but without the amenities of a town. We have no community centre, No Garda Station, No GAA pitch and no Football pitches. On these plans we have a new playground opposite our houses in Carrigmore Avenue and this is going to cause antisocial behaviour and we already have this in Carrigmore Park as it is with no Garda presence.

Proposed future vehicular access to the development from Carrigmore Green, Avenue and Corbally Heath is a major safety concern, these are residential streets that children play on as they have no other areas. The streets are too narrow and can already barely cope with the traffic and parking as it is for residences.

Traffic in the area is already an issue and this is before the developments that are currently in construction are built, the area would come to a standstill with the additional traffic.

Carrigmore Avenue is already at risk of flooding and is on the boarder of being classed as Flood Risk Area for house insurance if its natural drainage is built on at this site. Is there any forward planning for drainage on site to stop Carrigmore Avenue flooding in the further because if not the residence will have to seek **legal action**?

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 we continue to have no regard for nature and local wildlife.

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

Kind regards,

Sinéad & Vinny O'Driscoll

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



For Office Use Only

FEM – Received		SHU – Processed	
Initials		Initials	
Date		Date	

Notes