

RE: Observation/Objection to the proposed development by Kelland Homes Limited and Durkan Estates Ireland Limited "Boherboy Demense" (ABP-3008352-20)

Dear Sirs,

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

- 1) Several parallel developments are currently underway or approved in the Citywest area, this 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 secondary school etc.
- 2) Proposed future vehicular access to the development from Carrimore Green and Corbally Heath is a major safety concern, these are residential streets that children play on. The streets are too narrow and can already barely cope with the traffic and parking as it is.
- 3) 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.
- 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 are parking outside people homes and walking to the various building sites, this alone is causing car parking issues for residents.
- 5) 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 still continue to have no regard for nature.
- 6) Flood risk may still be an issue for the area.

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

Kind Regards,

Sinead
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