

Tracy & Derek Duff,  
32 Corbally Heath,  
Westbrook Glen,  
Saggart,  
Co. Dublin.  
30/04 2022.

Strategic Housing Unit,  
An Bord Pleanála,  
64, Marlborough Street,  
Dublin 1.  
D01 V902

Planning Application Reference No: SHD3ABP-313145-22

Applicant: Kelland Homes Ltd. & Durkan Estates Ireland.

**Development Description:**

Kelland Homes Ltd and Durkan Estates Ireland Ltd are applying to An Bord Pleanála for Planning Permission for a Strategic Housing Development at a site at Boherboy, Saggart, County Dublin. To the immediate north of the site is the Carrigmore Residential estate, to the west are Agricultural Lands and a Single Dwelling, to the east is the Corbally Residential Estate, while to the south is the Boherboy Road.

The development will consist of 655 No. Dwellings, comprised of 257 No. 2, 3 & 4 bed, 2 & 3 Storey Detached, Semi-Detached & Terraced Houses. 152 No. 1, 2 & 3 Bed Duplex Units in 17 No. 2-3, 3-4 & 4 Storey Blocks, and 246 No. 1, 2 & 3 bed Apartments in 9 No. Buildings, ranging in height from 2, 2-5, 4-5 & 5 Storeys, and a 2-Storey Crèche (693m<sup>2</sup>).

**Location:**

In the Townland of Boherboy, Saggart Road, Co. Dublin.

**Planning History:**

This site has been the subject of two separate, Refused, Planning Applications in the past:

- |   |  |
|---|--|
| <b>REF: SD15A/0388 &amp; PL06S.247074</b> | 218 No. Dwellings and a Crèche on the Southern Part Only.  |
| <b>REF: ABP-304828-19</b>                 | An SHD Planning Application, consisting of 609 No. Residential Units, comprised of 267 No. Houses, 158 No. Duplex Units and 187 No. Apartments, Crèche, and all associated site development works. |

• This Application is being put forward under The South Dublin County Area Plan 2016-2022, and under the SDCC Fortunestown LAP 2012 which states “With the exception of lands at Boherboy, the Plan Lands are relatively flat in topography with a slight downhill slope from south to north. The lands at Boherboy have a strong rural character with an undulating topography that rises relatively steeply from north to south towards Boherboy Road and comprises a small tillage and pasture farm. Tributaries of the Camac River run in a north-south direction through the Plan Lands including the Corbally Stream, Kingswood Stream and Fettercairn Stream with some sections culverted under roads and buildings”.

Dear Sir/Madam,

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

We wish to object to the proposed development based on the following points:

**Material Contravention of the County Development Plan / Fortunestown LAP:**

The Subject Lands are specified as being within the Boherboy Neighbourhood, with the Main Entrance /Fronting to the Development Lands situated on the Boherboy Road. These are described as “Agricultural Lands situated on a Rural Lane”. Prior to the submission of the above SHD Application, Pre-Planning meetings and representations have taken place between the Developers, SDCC & An Bord Pleanála to ensure compliance.

As the Residents and Other Interested Parties to this SHD Application, Public Observations / Representations are only permitted upon receipt of all information by An Bord Pleanála and during the drafting of both the County Development Plan and the Fortunestown LAP. Residents did partake fully in this process.

Numerous SHD Applications have been made in respect of the plan lands. The Applicants of the Boherboy SHD have referred to these in their Material Contravention Statement - Section 4.4 & 4.4.1. All the referenced applications are within the Citywest Campus Area and unlike the subject application, are within the necessary distances to Transport Connections/Amenities/Employment etc.

The Proposed Development is located on the Boherboy Road, within a Rural, Agricultural Environment. The Submitted Plans show a Large Residential Development with a Main Access Point Fronting to the South. At present this entire Road consists of Small Agricultural Holdings and One-Off Houses. There are also Greenfield Sites and Woodlands. Because of its Location, there are No Transport Services along this Road, and the Proposal is Heavily Reliant on Access Roads to the East and North (discussed below) given that the Rural Boherboy Road is incapable of Fully Servicing a Major Development such as this. The Proposed Development would not be in keeping with its Surroundings and would present an Overbearing and Dominant form of Development.

Taking all submitted information into account, we believe that the Proposed Development is a significant Material Contravention of both Area Plans, and that the Applicant has failed to adequately justify these contraventions.

**Consent For Land Access:**

The Applicants have stated that they have acquired Consent from Kerasoun Ltd, regarding the Road Access through Corbally Heath.

As stated below, Westbrook Glen was built in 1995 by Davey Hickey Properties, and to date (27 Years later), certain areas of the Estate have not been Taken in Charge by SDCC, one such area being the Corbally Heath Road. Kerasoun Ltd., from whom Consent has been given, is a Subsidiary of Davey Hickey Properties, who are the Owners of the Adjacent Lands to the East of the Proposed Lands and to the West of Corbally Heath.

These Lands are currently For Sale through Lisney Commercial and have a Feasibility Study, attached to the Sale, for a 12 Dwelling Unit Development (STPP). These Lands also have a Frontage onto the Boherboy Road, which will be Upgraded during the Proposed Development Works. Access to these Lands will also be via the Corbally Heath Road. \*

Our concerns here are the Validity of the Consent and the Parallel Developments in close proximity to the Corbally Estate.

\*Please see the attached relevant Lisney Commercial Land Sale Brochure & Kerasoun Consent Letter. \*

**Privacy, Security and Residential Street Safety: Proposed Access Routes 2 & 3 – Corbally Heath and Carrigmore.**

Our own property lies to the East of the proposed development, on Corbally Heath within the Westbrook Glen Estate, one of the two estates which will be severely impacted should any such development proceed.

Our concerns relate to the Applicants Required Access Points, Pedestrian/Cycling/Vehicular Access through Corbally Heath and Carrigmore. These Access Points are conditions required to fulfil their Planning Obligations of “Being within walking distance of Public Transport/Shops/Amenities/Town Centre.

Both Estates are well established, with Westbrook Glen having been built in 1995. Corbally Heath is a dead end with a large Open Green Area, one of the reasons for us deciding to purchase the house.

**Following Residents' concerns several years ago, a walkway facilitating access from Corbally Rise to Corbally Heath, was subsequently Closed Off by the Council, due to Excess use and Antisocial Behaviour. This Area is the Subject of Consent for Road Access.**

Should the Proposed Development proceed, the access points, rather than having the desired permeability, will have quite the opposite effect of creating substantial increases in population and road usage/parking. Additional increases would have an undesirable effect for existing residents in relation to property privacy, security & safety, antisocial behaviour already in existence due to lack of amenities, and the safety of children, the latter discussed further below.

#### **Traffic and Infrastructure:**

Proposed Vehicular Access to the Development from Carrimore and Corbally Heath is a Major Safety Concern to Existing Residents. These are Residential Streets that our children play on and have been closed off for over 20 years. Because of the lack of / and maintenance of Open Green Areas, children regularly use these streets for games, learning to cycle and general play. Dog ownership is high, and Residents regularly use the areas concerned.

There is a registered crèche at 60 Corbally Heath towards the end of the cul de sac which our children attend. If Corbally Heath is used as access/egress it would increase the element of actual or potential danger for children and our vulnerable within the estate due to the increased traffic volumes. It may also create an environmental issue for people living on the road from the increased exhaust emissions of nitrous oxides, CO2 and noise pollution. This would especially effect those of us with respiratory diseases as our air quality may be reduced even further.

The National Road Network is unable to cope at present with existing levels of traffic and given the proposed 655 Dwellings, it has the potential of creating approximately 1200 to 2000 extra vehicles, regardless of Parking Facilities provided for in the Proposal. This will ultimately lead to longer travel times and traffic congestion. Traffic in the area is already an issue and this is before the developments, that are currently in construction are complete.

While there are sufficient Luas Links and Bus Links for Existing Residents, the Overall Area is already over developed, having reached approx. 4,000 Housing Units Granted to the end of February 2022.

The Fortunestown LAP has an allocation of 3,300 Units within the Area Plans and should this Development proceed, it would create more than 4,600 Units, which would represent an almost 40% increase in Housing Units. The Area is severely under resourced and would come to a complete standstill with the addition of more housing. It is our understanding that the long awaited N81 to N7 Bypass Link Road, whose aim was to relieve pressure from the Rural Setting of the Area will not be going ahead at any time in the future, and therefore traffic will remain a serious problem.

Corbally Heath Access should not be reinstated as the Open Green Area at the top of the Heath is frequently used by Residents and more importantly is one of the Few Open Green Spaces for Children's Recreation. Housing permissions have gone beyond the LAP allowances.

#### **Area Requirements and Facilities:**

The land in question has been previously zoned for 556 dwellings in total, and now has an application for 655 Dwellings, a Creche and Future School Premises. Previous Planning Applications in 2019 for 609 Dwellings, a Creche and Future School Premises & 2016 for 218 Dwellings & a Creche, were Refused Planning by An Bord Pleanala. The New Proposal represents an approximate 20% increase in dwellings and as is noted in the Material Contravention Statement, it Contravenes the Planning Regulations.

The Board of Education has not yet decided on the location for a school premises, which has numerous locations being considered, and at the time of their Submitted Application no clarification was received from the Dept. of Education. All other Schools in the Area are now working off a Waiting List System, as all Schools are Full to Capacity, and in some cases, there are waiting times of 2 years or more with limited places available. For many years Existing Residents have availed of School Places for their children well outside the immediate area.

The Area "Town Centre" consists of a small Shopping Centre, a Luas Link, a Lidl, and numerous small Food Outlets within the Citywest Shopping Centre. In contradiction to the Applicants assertion within the Submitted Documentation, there are no major facilities here or within easy access. These are all located outside of the Immediate Area in Tallaght, Saggart and Rathcoole.

Tallaght Hospital has waiting lists of between 2 and 4 Years and is under significant pressure at all time.

No provisions have been made in any of the SHD Applications for Housing for the Elderly.

The closest Garda station is Rathcoole however this operates as a part time station to members of the public leaving an already overwhelmed Clondalkin and Tallaght stations to pick up the additional work. There is a current need for a Garda Station within the Local Area as the lack of Garda presence is at a critical stage.

I would also have concerns over the now vast growing population as no provisions have been put in place for additional ambulance services within the area. At present there are 3 ambulances (2 HSE & 1 DFB) are covering the entire population of Tallaght, Rathcoole, Newcastle, Clondalkin, Firhouse, Knocklyon, Templeogue, and up as far as Brittas, incorporating the Dublin mountains and beyond. If these are busy an ambulance has to be dispatched from elsewhere increasing the response /wait times.

As previously mentioned, Several Parallel Developments are currently underway or approved in the Citywest area and will leave Citywest with the Population of a Town but without the Amenities of a Town.

We have No Health Facilities (primary care centres ) No Community Centre, No Library, No GAA Pitch, No Football /Rugby Pitches etc. all of which are Essential for the Wellbeing of the Community.

Email Correspondence from SDCC to the Applicants Representatives Armstrong Fenton Associates, dated 15<sup>th</sup> of May 2021, states that there is No Requirement for a Community Centre, although SDCC did specify a need to include Communal Space. No mention of this in Submitted Plans? The Applicant has also referenced Granted Developments S016A/0210-S018A/0014, ABP-306602-20 and ABP-310570-21 in relation to reasons for not having to provide Community Facilities, as these Applications provide for Community Areas. These Areas are allocated as Internal Communal Areas / Management Offices and not Community Facilities.

**Nature and Environment:**

Practically all the green spaces that existed in Citywest no longer exist. The Area is Over Developed and Under Resourced. Climate Issues are at the highest they have ever been, and there is a strong argument that the Proposed Development Lands could better be served as a Wind Farm / Solar Farm for Renewable Energy serving the Community.

Flood risk remains an issue for the area. A Flood Risk Assessment has been included with the Proposal, although Residents to the North/East/West know from experience, that the Complete Surrounding Areas are Prone to Flooding. Insurance Cover is either non existent or extremely high in cost.

In summary: Significant Material Contravention of The County Development Plan & Fortunestown LAP. Consent for and Validity of Land Access. There will be an immediate impact on Privacy, Safety, Security for All Residents. Road Traffic Implications. Infrastructure & Facilities for Existing Residents. Nature, Health & Environment issues. The area is currently being severely over developed. Green spaces & increased flood risks.

We trust our concerns will be taken into consideration prior to a decision being reached on this application and we respectfully request the Planning Authority to recommend a refusal of planning permission.

Yours sincerely,

Tracy & Derek Duff