



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

Trudy Duffy

(b) Observer's
postal address

390 Orwell Park Drive
Templeogue
Dublin 6W

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

Not Applicable

(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)

313145-22

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

Boherboy, Saggart Road, Co Dublin

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

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

SHD3ABP-313145-22 – Townland of Boherboy, 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.)

Carrigmore Crescent

Carrigmore Crescent is on the North East side of the Carrigmore residential area (Pic 1 & 2). It consists of 160 apartments set over 5 blocks and serviced by two main vehicular entrances as set out in Fig 3. The number of parking spaces within the development numbers in the region of 240. The development has been occupied since 2004.

The proposed access route from the Boherboy development to Fortunestown lane through Carrigmore will adversely impact on the residential amenity of residents of Carrigmore Crescent vis the increased level of traffic directly outside block 2 of the development which faces directly onto Carrigmore Elms. The significant increase in traffic levels (100+ movements per hour in peak time) will hinder the natural flow of resident pedestrian traffic, including children, to safely cross the road to the main Carrigmore estate and towards the primary schools at the Garter Lane end of Fortunestown lane.

In addition to the above, there are a number of specific adverse impacts of the proposed access route on the safety of residents' vehicular access into and out of the complex.

- 1) The main vehicular entrance to Carrigmore Crescent (Exit 1) is through an underground carpark entrance adjacent to the junction of Carrigmore Elms and Carrigmore Way, providing a fourth branch of a staggered junction. Pic 2 (overview), 3 and 6 show junction.
- 2) The second vehicular entrance to the overground carpark areas (Exit 2) feeds directly onto Carrigmore Way, which, in turn joins the above junction - Pic 2 (overview),
- 3) The Carrigmore Elms-Carrigmore Way junction is 85m from the Carrigmore Estate-Fortunestown Lane priority controlled junction. This is visible on the overview Pic 1 and is referred to as Site 6 on the traffic management document. This junction shows a significant impact from the proposed traffic

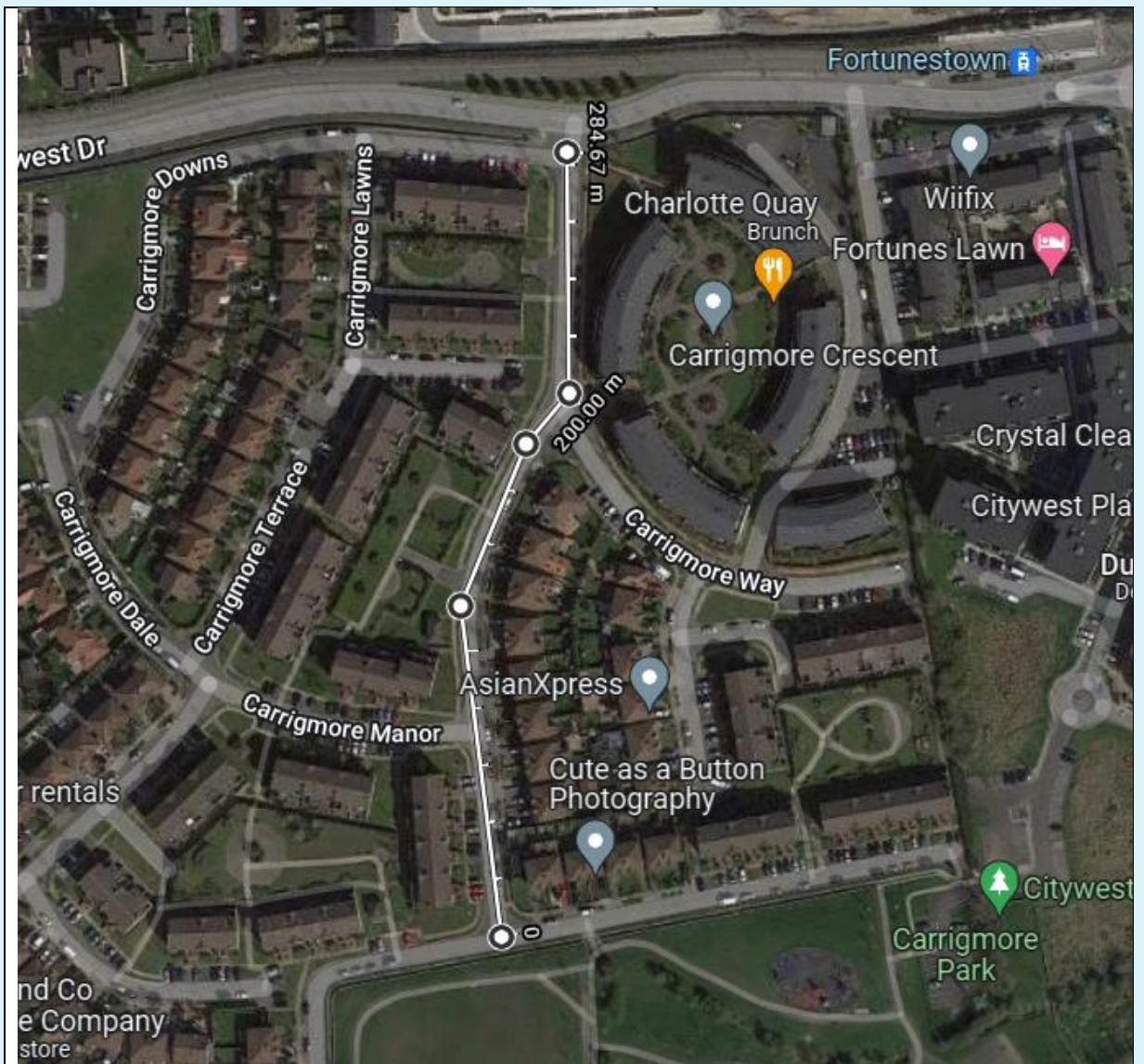
5 Grounds

flows:- with the 2027 am PCU going from 1.33 to 10.92 and delay(min) moving from 0.46 to 1.80. This is in excess of the .50 am delay on the Boherboy Road/N81 on what should be the main access point for the development.

- 4) The modelling on the traffic reports indicates that the Carrigmore junction will be, by far, the most impacted by the proposed development over the base traffic levels.
- Modelling of the Fortunestown Lane/ Fig 30 site 6 does not take into account the impacts of traffic pass-through on access from minor roads (Carrigmore Way) and the Carrigmore Crescent entrance/exit point in terms of tailbacks on Carrigmore Elms and the ability of Carrigmore Crescent residents and visitors to safely access and egress the development.
 - Both entrance points rely on a junction which is, at best, barely fit for purpose at current traffic volumes in terms of safely exiting the development. Assuming roughly equal distribution of vehicle movements across the three proposed exits from the new development there will be in the region of 100 additional vehicle movements crossing the major road of the Carrigmore Way/Carrigmore Elms junction per hour at peak times. This figure does not include the likely additional traffic volume from the potential 'rat run' from the N81 to N7 through the estate.
 - This will cause a significant safety issue for residents of Carrigmore Crescent (and Carrigmore Court) in access to and egress from their property.

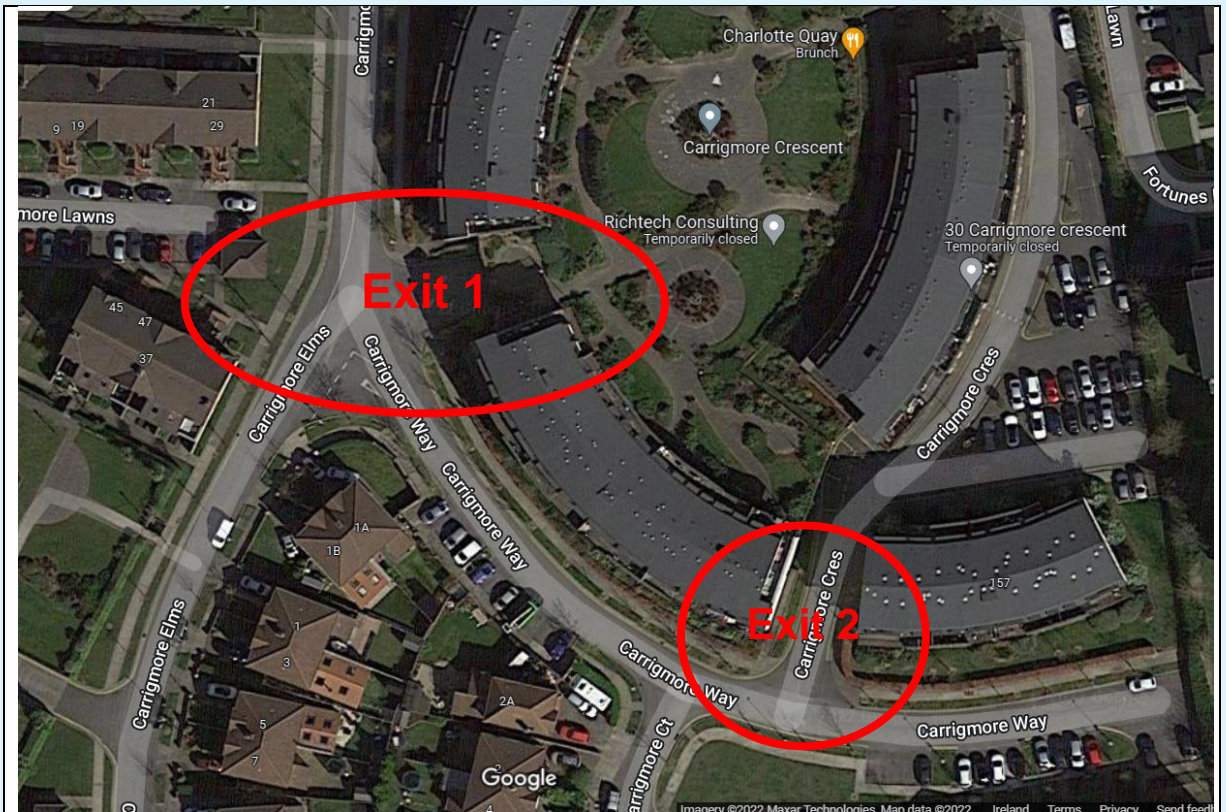
Pic 1: Carrigmore Estate showing 285m run through the estate on residential roads which are expected to absorb an additional 100+ car movements per hour at peak times. Carrigmore Crescent is the apartment complex to the top right of Carrigmore Estate, bordered by Carrigmore Elms and Carrigmore Way.

5 Grounds



Pic 2: Carrigmore Crescent is a 160 apartment development developed c2004. The vehicular access is through two points – Exit 1 from the underground carpark to the junction of Carrigmore Elms and Carrigmore Way and Exit 2 from Carrigmore Crescent to Carrigmore Way which then joins the Junction at Exit 1.

5 Grounds



Pic 3 a&b&c- Junction of Carrigmore Way and Carrigmore Elms from Carrigmore Way (Carpark Exit 1 is visible to the Right Hand Side without road markings). Traffic exiting from new development to Fortunestown lane will be on the major road heading right.



5 Grounds

Pic 3b – Same junction taken from the Yield road marking in pic 3a and showing proximity of the Fortunestown lane junction (apartment blocks at end of road)



Pic 3c – Same yield point looking left to Carrigmore Green end of Carrigmore Elms. Main flow of traffic will be from this side.



5 Grounds

Pic 4- Junction of Carrigmore Way and Carrigmore Elms fom Carrigmore Elms facing North (Carpark Exit 1 is visible between the two apartment blocks.) Traffic exiting from new development to Fortunestown lane will continue straight on this road.



Pic 5 - Junction of Carrigmore Way and Carrigmore Elms fom Carrigmore Elms facing South (Carpark Exit 1 is behind the two trees on the LHS of the road)



5 Grounds

Pic 6a&b&c – Carpark Exit 1 from Carrigmore Crescent Underground carpark. 6a overhead view from garden plinth of carpark exit



Pic 6b Exiting Carpark Exit 1 view to RHD (towards Fortunestown Lane) – Priority controlled junction is ~85m from the carpark exit.

5 Grounds



5 Grounds

.

Pic 6c Exiting Carpark exit 1 view to LHS (Carrigmore Way-Carrigmore Elms junction)



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