

RE: Observation/Objection to the proposed development by Kelland Homes Limited and Durkan Estates Ireland Limited "Boherboy Demense" (ABP-313145-22)

Valerie reid

4 corbally park,

Tallaght, D24,K2CC.

Dear Sirs,

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

- 1) Proposed future vehicular access to the development from Carrimore Green and Corbally Heath is a major safety and health concern. As a resident who uses Corbally Heath as my only access onto the N82, I feel that this road is already at capacity and developing it further will have a negative impact on all residents of the estate. 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.
- 2) Children play on this road and the adjacent greenspace. Dogwalkers use this space continuously from early morning to late evening. Adding traffic may prove fatal to children at play, it will also have a negative impact on all our health due to additional emissions from increased vehicle traffic.
- 3) Several parallel developments are currently underway or approved in the Citywest area, this will leave Citywest with the population of a large town but without the amenities of a town. We have no community centre, no GAA pitch, no secondary school etc.
- 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 still we continue to have no regard for nature.
- 6) Flood risk is still an issue for the area. A number of insurance companies refuse to insure residents due to previous flooding, the risk of potential future flooding is great and this may have a negative impact on me and my neighbours.

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

Kind Regards,

Valerie reid