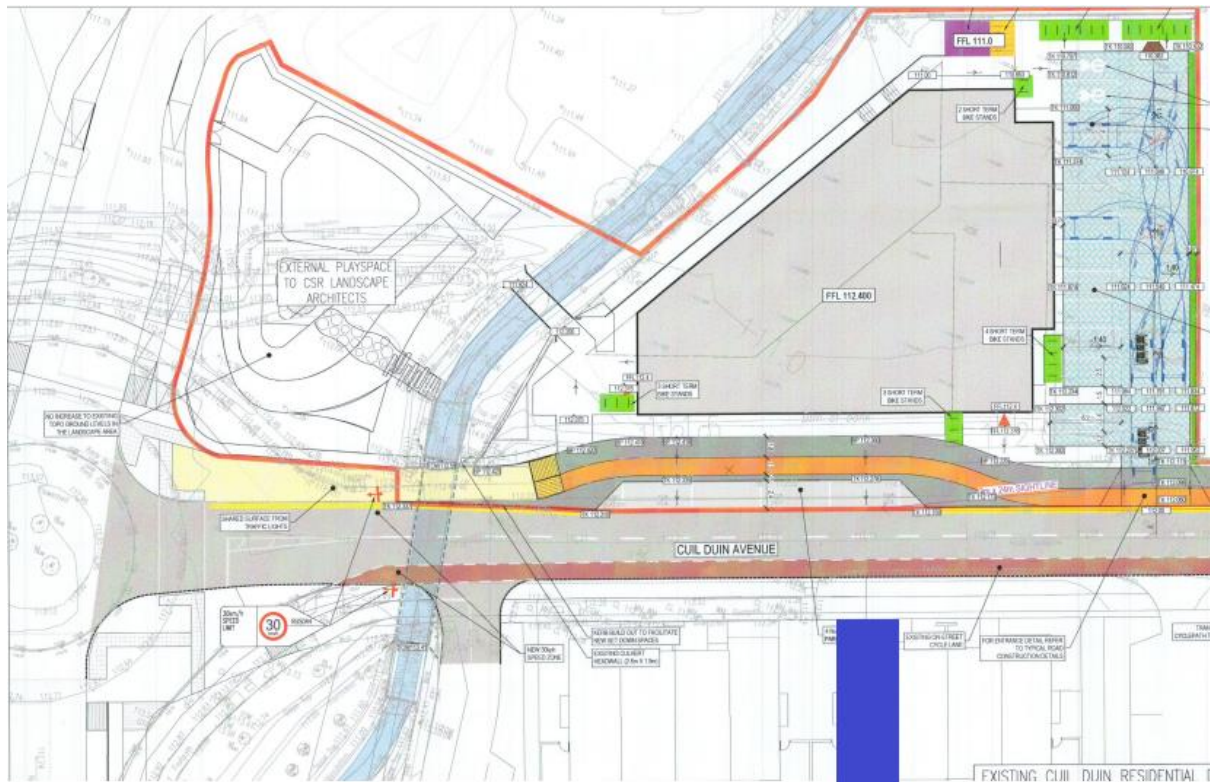


Planning Objection: Planning Application Reference: SD22A/0398

Applicant: Diarmuid Carty (0868391701) and Izabela Carty (0872231264)

Address: 8 Cúil Dúin Avenue, Citywest, Dublin 24, D24E22R

Road Layout Plan: As per below plan obtained from the Planning Portal, proposed development within orange perimeter. Applicants' property highlighted in blue.



To whom it concerns:

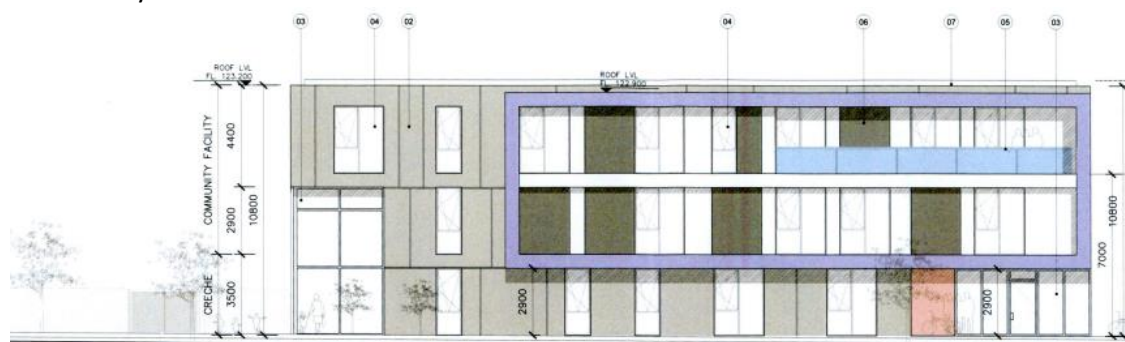
As residents (and property owners) of Cúil Dúin Avenue, we wish to lodge an objection in relation to the planning application reference: SD22A/0398, development of Greenacre Residential DAC on lands at Cúil Dúin Avenue, directly opposite our property.

The objection is based on the following reasons:

- 1. Traffic Volumes** With five schools in the surrounding area, all and within less than half a kilometre metres of each other, traffic volumes in the morning from 07.30 – 09.30 and again in the afternoon hours are already very high. These include: Coláiste Pobail Fóla, Citywest Educate Together National School, Citywest & Saggart Community National School, Gaelscoil Lir and Rathcoole ETNS cater for 000's of students in total, all of which generate traffic to/from them on school days. There is also a creche, Play and Learn. Citywest Avenue already regularly has an entire lane blocked by parked cars, as U Apartments development has an insufficient number of parking spaces, which are parked constantly on the road and partially on the grass verge. This planned creche and community centre will add to what are already chronic traffic volumes in the area.
- 2. Parking Spaces(12)** With only 12 proposed parking spaces and 4 set-down places for creche and community centre, I believe this is an insufficient amount to cater for both the number of employees and individuals using the facilities. With no spaces available it will be the residents of Cúil Dúin estate who will inevitably suffer where our own spaces and estate visitor spaces will be used by those availing of the centre. As noted in first reason, if cars get

parked on Cuil Duin Avenue (which I cannot see will not happen), this will only exasperate the traffic problem we have.

3. **Increased noise and pollution** The estate entrance to the west of the proposed centre caters for two estates (Cúil Dúin and Parklands) and 2 schools (Citywest Educate Together NS and Citywest & Saggart Community NS). This junction can become extremely congested with traffic coming from all 4 directions. With this Community centre & Creche within very close proximity to this it will result in Cuil Duin Avenue getting further blocked on a more regular basis, along with the increased noise and pollution it will bring. Additionally, the nursing home, TLC Centre is located right beside the proposed site, the residents of which require peace and quiet at this stage of their lives, not the additionally noise this will bring.
4. **Antisocial Behaviour** With the influx of young adults and teenagers in the area to avail of the community centre, I fear this will bring with it an anti-social element to what is a young family area and estate. With classes and facilities open until late evening most (if not all) days, there is a real danger of gangs of youths hanging around the centre as it becomes a hang-out area for youths with nowhere to go. Having lived in the area for 15 years, I have seen how the once peaceful area in front of the Citywest SC has deteriorated dramatically in recent years to the point I do not feel safe walking there late at night. Should the opening of community centre go ahead it will only give these gangs another place to socialise at night. There is no Garda Station in the area. The nearest being in Clondalkin and Tallaght, so we have a real lack of their presence to help prevent what I fear will be antisocial behaviour in the area because of it being built.
5. **Increased Management Fees** Increased use of the Cuil Duin estate playground by visitors of the creche and community centre will result in more faults and damage to equipment will need more regular repair, as well as increased insurance costs. Also, as our Cuil Duin estate is completely private which means we have private roads and streetlights which we, the residents, cover the maintenance cost of them.
6. **Privacy** As per the proposed south elevation plan below, with the number of widows of the three-storey building we feel our privacy would be compromised due to location of our house right in the middle of this building. These windows are directly opposite our house, where visitors will be able to look directly into our bedrooms and living room from these many windows below.



01 PROPOSED SOUTH ELEVATION
PA300 1:200

7. **Environmental Impact** With both the construction and the future existence of the creche and community centre, I fear to the impact to the habitat of the small river that runs alongside the proposed land. This habitat is home to many species, including: the common frog, mallards and grey herons. The common frog is protected under both the Irish Wildlife Act (1976, amended 2000) and the Habitats Directive (92/43/EEC).
8. **Misguided Planning** To note, when we bought our property we were led to believe that this proposed site would be used for a future creche ONLY at some point – NOT a 3-story

community centre AND creche. I have no objection with the construction of a creche here but feel I have been misled by this proposal and would have had serious reservation of buying this property had I known of this planning submission.

9. **New Saggart Community Centre** Construction is currently underway of a new community centre located at the site of the old St. Mary's National School in Saggart, as per image below. The below is approximately one kilometre away from this proposed site. Given its relatively proximity, I do not believe a second community centre is really merited or needed in the locality. Additionally, there are unused function rooms and classrooms in the Citywest SC which could facilitate community activities if required.



Yours Sincerely,

Diarmuid & Izabela Carty