Reference number ABP-313145-20 **01/04/22**

RE: Observation/Objection to the proposed development by Kelland Homes Limited and Durkan Estates Ireland Limited "Boherboy Demense"/ "Boherboy Neighbourhood"

AN BORD PLEANALA
LDG- 051969-22
ABP-
03 MAY 2022
Fee: € 20 Type: CASH
Time: 17:15 By: COURIER

22 Carrigmore Elms
Citywest
D24 HF85

Dear Sirs,

I am a new resident to the Citywest area, and as someone who wants their home to be a forever home, I am concerned that the speed in which houses and apartments are being built as it is disproportionate to the number of amenities and facilities in the area for young people.

I am not objected to the homes being built as such. I work in disadvantaged communities and see that young people-who are apart of these families whom your development is for-turn to drug and alcohol use to relieve boredom, and to create a sense of belonging in an empty, dull community. I do not want them experiencing their community to be soulless and a concrete jungle as many of my young people in work do.

This results in a variety of different levels of anti-social behaviour and will attract the wrong kind of people to the area, as you will see below in the photos. We will all suffer the consequences of the decisions you make with this development. Please include community centres, family spaces and youth service spaces in your development, along with the points below.

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 Carrigmore Green/Elms 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.
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.

Reference number A89-313145-20 **01/04/22**

RE: Observation/Objection to the proposed development by Kelland Homes Limited and Durkan Estates Ireland Limited ("Solberby Developments" / "Solberby Holdings Bourne")

22 Carrigmore Elms
Citywest
D24 HF85

Dear Sirs,

I am a new resident to the Citywest area, and as someone who wants their home to be a forever-home, I am concerned that the speed in which houses and apartments are being built as it is disproportionate to the number of amenities and facilities in the area for young people.

I am not objecting to the houses being built as such (work in tandem with amenities and see that young people – who are aware of these families when your development is finished – are also provided for. Otherwise, there is a risk of a lonely, high crime, high anti-social behaviour area, because of the lack of facilities and a generate a sense of community.

This is a family area, and I have seen [illegible] the lack of facilities and activities for young people in the area. [illegible] the lack of facilities for young people in the area, [illegible] the lack of facilities for young people in the area.

1) Please [illegible] the lack of facilities for young people in the area, [illegible] the lack of facilities for young people in the area. [illegible] the lack of facilities for young people in the area. [illegible] the lack of facilities for young people in the area.

6) Flood risk is still an issue for the area as people are unable to secure house insurance.
7) There are two Neolithic standing stones in the proposed development area which assumedly will be destroyed/ removed in the building which is destruction of historical items.

(1) Rubbish from residents of other estates at the Carrigmore Bin sheds regularly.

The county council fixing a park bench in Carrigmore Park-estimated costing.

(2) Rubbish dumped and gone through by wildlife behind the Citywest Shopping Centre.
(3) Park bench being completely destroyed again by teenagers with nothing else to do, and nowhere else to be.

(4) The width of the proposed entrance road to the new estate, it is NOT two way. There is NOT enough room/space for all the cars already. Cars in the bay parking are NOT designated a space and regularly have to park elsewhere despite the cars needing parking permits to park in the bay.

(5) Again, the lack of space for cars to come and go in the Carrigmore estate. it is the same in Corbally and other estates surrounding the purposed development as the roads are the same width.

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

Kind Regards,

Elizabeth Kavanagh, 01/04/2022

An Bord Pleanála

Observation on a Planning Appeal: Form.

Your 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:

Your full details:

(a)	Name	Elizabeth Kavanagh.
(b)	Address	22 Carrigmore Elms, Citywest D24 HF 85

Postal address for letters

3. During the appeal process we will post information and items to you **or** to your agent. For this observation, who should we write to? (Please tick ✓ one box only.)

You (the observer) at the address in Part 1	✓	**The agent at the address in Part 2**	☐

Details about the proposed development

4. Please provide details about the appeal you wish to make an observation on. If you want, you can include a copy of the planning authority's decision as the observation details.

(a) Planning authority

(for example: Ballytown City Council)

Boherboy Neighbouhood Development

(b) An Bord Pleanála appeal case number (if available)

(for example: ABP-300000-19)

ABP-313145-20

(c) Planning authority register reference number

(for example: 18/0123)

ABP-313145-20

(d) Location of proposed development

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

Boherboy Road, Carrigmore Estate, Corball Estate- Citywest/Saggart

Observation details

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

I am a new resident to the Citywest area, and as someone who wants their home to be a forever home, I am concerned that the speed in which houses and apartments are being built as it is disproportionate to the number of amenities and facilities in the area for young people.
I am not objected to the homes being built as such. I work in disadvantaged communities and see that young people-who are apart of these families whom your development is for-turn to drug and alcohol use to relieve boredom, and to create a sense of belonging in an empty, dull community. I do not want them experiencing their community to be soulless and a concrete jungle as many of my young people in work do.
This results in a variety of different levels of anti-social behaviour and will attract the wrong kind of people to the area, as you will see below in the photos. We will all suffer the consequences of the decisions you make with this development. Please include community centres, family spaces and youth service spaces in your development, along with the points below.

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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.
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.

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

Flood risk is still an issue for the area as people are unable to secure house insurance.
There are two Neolithic standing stones in the proposed development area which assumedly will be destroyed/ removed in the building which is destruction of historical items.

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.

These are included.

Fee

7. You **must** make sure that the correct fee is included with your observation. You can find out the correct fee to include in our Fees and Charges Guide on our website.

€20 will be included in this envelope.

This document has been awarded a Plain English mark by NALA.

Last updated: April 2019.

Plain English
Approved by NALA

Elizabeth Raven

01/04/22