



Saggart Village Residents' Association
Saggart Village Heritage & Arts Centre,
Garter Lane,
Saggart,
Co. Dublin
D24 DX43

02/05/22

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

Dear Sir/Madam

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

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

1. Draft 2 of the South Dublin County Council Development Plan revises the total potential residential units in Saggart to 320 across the lifetime of the plan 2022-2028. This proposed development plans for 655 additional dwellings with access onto the Boherboy Road in Saggart. This is double the amount of additional housing the Development Plan deems suitable for Saggart and yet will directly access onto a Saggart road and impact services and infrastructure of Saggart.
2. The site notice indicates buildings of 4 and 5 storeys, however the site layout map indicates building of 2 and 3 storeys. It is impossible to tell from the documentation submitted where the proposed 4 and 5 storey buildings will be situated. We proposit that the documentation submitted is deliberately misleading. As such it is our belief that the application is invalid as a result of inadequate and accurate detail in the site layout map.
3. As the proposed development on one side is adjacent to 2 storey semi detached houses and on the other side is adjacent to primarily 2 storey houses, with a number of 3 storey duplexes, to include any buildings of 4 and 5 storeys would materially change the landscape of the area.
4. Having visited the site through the proposed entrances, access is not easily gained as a result of inadequate parking in adjacent estates. This issue will be exacerbated due to inadequate proposed parking and inadequate road width in the proposed development. The detrimental impact of this on the quality of life for potential residents of the proposed development needs to be taken into consideration.
5. The proximity of this proposed development to public transport is not adequate in keeping with the density proposed.





6. Boherboy Road, as currently exists, is not capable of supporting traffic to access the proposed development and is not capable of an additional proposed entrance to it.
7. Traffic from the proposed development towards Saggart Village crossroads will create significant issues as the cross roads is not a high-capacity junction - no facilities for traffic turning right from Boherboy Road or Mill road and additional traffic from Crossforge and Drury Mills has congested this junction to in excess of capacity. In addition, the junction between Garter Lane and Fortunestown Lane where additional traffic from the proposed development would access Saggart is currently, in the option of local residents, operating above capacity.
8. The contractors are only proposing to fully realign and upgrade the existing Boherboy Road between the site and the junction of the N81 Blessington Road. The remainder of the Boherboy requires upgrading before the any such development is considered.
9. The connection between the proposed development and the nearest amenities is not adequately catered for ie CityWest Shopping Centre.
10. There is currently no capacity in GP services, local schools and current local amenities do not have sufficient capacity to cater for the population increase of the proposed development.
11. Road network does not allow sufficient access and egress for a school eg road width, turning circles, drop off parking, one way system, to allow the school to co-exist in a residential area.
12. We request additional information regarding the proposed new school – specifically what size and proposed number of students.

I would appreciate if you could take into consideration the above points when deciding on the planning application for this development. We would support additional development only when there is adequate infrastructure and amenities to support this development.

Your sincerely

Lynn Tierney
SVRA Chairperson

