

An
Bord
Pleanála

Observation on a Strategic Housing Development application

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

Alison MacGrath

(b) Observer's postal address

20 Hazelbrook, Kinsealy Lane, Malahide, Co.Dublin
K36YK11

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

Not applicable

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

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The agent at the postal address in Part 2

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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)

313361

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

Broomfield SHD

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

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

Broomfield SHD on Lands at Back Road & Kinsealy Lane, Kinsaley, Broomfield, Malahide, 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.)

Dear Sirs,

As a resident of Hazelbrook I wish to submit an observation to the An Bord Pleanála in relation to the proposed Broomfield SHD Ref 313361. The proposed SHD is of significant concern to me, my family and my fellow neighbours.

While I have no objection to the further residential lead development of the Broomfield lands, I have significant concerns about the form of the development and the deficit in the current and future availability of the necessary social and physical infrastructure required to serve the new site and indeed the existing Hazelbrook development and surrounding environs.

The proposed access to the Broomfield SHD and particularly the “South Quarter” part of the development via Hazelbrook is wholly inadequate, unsuitable and does not serve Hazelbrook residents well. In fact, it will lead to a diminution in our amenities and place the current substandard infrastructure along Kinsealy Lane, Chapel Road and Back Road under further pressure.

My observations are as follows:

1. Design and Capacity of current Hazelbrook junction with Kinsealy lane and the road carriageway from an access/egress perspective to cater for the volume of traffic proposed from the new development and including existing developments within the LAP.
 - a. The current proposed link road will lead to additional traffic which will filter through the entire LAP from the Back Road to access Kinsealy Lane and onto Chapel Road with the same in reverse.
 - b. The South Quarter proposes 89 units with an average 2 cars per household plus circa 80 units in the Brookfield phase added to the existing 40 units in Hazelbrook will result in an exponential increase in traffic volumes entering and exiting the Hazelbrook estate via the junction with Kinsealy lane.
 - c. The existing link road from the entrance to the South Quarter through Hazelbrook and onto Kinsealy Lane is not of sufficient design to cater for the anticipated volumes. This road was originally designed and was granted planning permission to solely cater for Hazelbrook residents within this vicinity i.e. 10 dwellings with occasional agricultural access/egress to fields beyond. There is currently only one footpath along this road and there currently is no cycling provision.

5. Grounds

2. Loss of Hazelbrook amenity as the green area adjacent to proposed link road will become unsafe for its original intended use under the LAP.
 - a. Having the link road with this exponential increase in traffic volume directly adjacent to the recreational green will have a detrimental effect on its usage by children and render the amenity unsafe for its intended use.
 - b. It will remove the ability for passive supervision of the green as envisaged by Fingal CC guidelines. I and my fellow residents who use this green daily are, in the main, parents of young children and we have a reasonably based worry for the potential for accidents and dangerous incidents should the link road become a throughway for the Broomfield SHD development.
 - c. Proposed traffic calming measures do not mitigate the potential traffic volumes.
3. Lack of adequate surrounding infrastructure for a development of this scale.
 - a. There are no adequate pedestrian/cycle ways currently available on Kinsealy Lane, Back Road, or Dublin Road. There are no footpaths at all from Hazelbrook entrance to Chapel Lane.
 - b. Despite planning statements for close to 12 years there have been no improvements/upgrades delivered upon to date to key junctions from a passenger vehicle perspective i.e. traffic lights, right turn lanes etc.
 - c. Access to any public transport modes of travel is a minimum of 25 minutes walk from the Hazelbrook estate and will be same for the Broomfield SHD South Quarter.
 - d. This suggests that this phase of the development is premature until such improvements are undertaken.

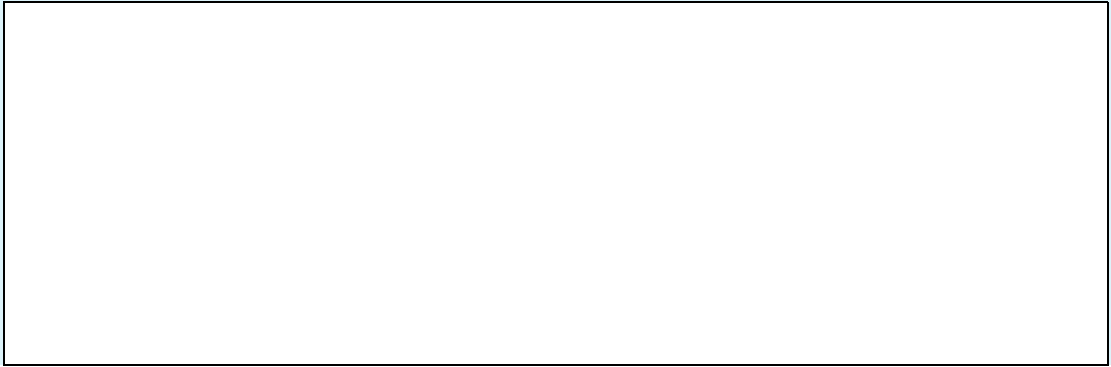
I have serious concerns regarding the form and scale of the proposed development in the absence of adequate social and physical infrastructure. I believe that the proposed development does not satisfy the CDP zoning requirement for “*the necessary social and physical infrastructure*” to be in place.

The proposed development will be heavily car dependant, as we are in Hazelbrook. I believe the diversion of extra traffic volumes arising from this new development through an inadequate Hazelbrook road network is flawed and requires a rethink on a more suitable and long term direct traffic access onto Kinsealy Lane/Back Road – in tandem with an infrastructure upgrade to these tertiary/secondary roads.

Yours faithfully,

Alison MacGrath

5. Grounds

A large, empty rectangular box with a black border, intended for a drawing or notes related to the 'Grounds' section.

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

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No, I do not wish to request an oral hearing

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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