

Audrey & Emmet Browne
27 Hazelbrook
Kinsealy lane
Malahide
K36K822
Co. Dublin

Dear Sir/Madam,

Please see below our observations on the proposed road from southern site through Hazelbrook onto Kinsealy lane. The proposed road passes right in front of our house, and we have very serious safety concerns and propose that another entrance is found, and this road remains as pedestrian/cyclist and combine harvester/emergency vehicle only as per current LAP, upon which we based the decision to buy our house.

Concerns listed in order of importance.

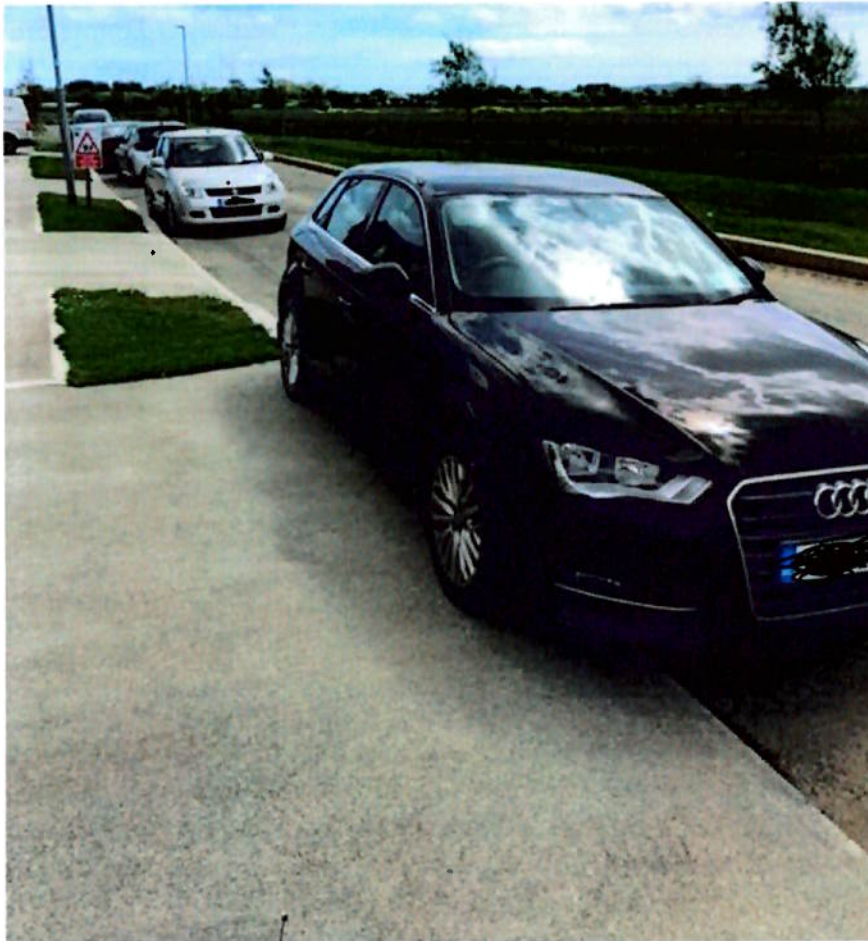
1) Safety

- Proposed through road in Hazelbrook has a very sharp bend (see Pic 3.) and is completely blind. There is only enough room for one car to come around bend at a time. If two cars meet, then one must reverse. There are a number of growing families on the street and many cars are already being parked along the street. This will only increase with time. We regularly see delivery vans, tractors and cars having to reverse right back to the green space or mount the curb (Pic 1).

Pic 1.



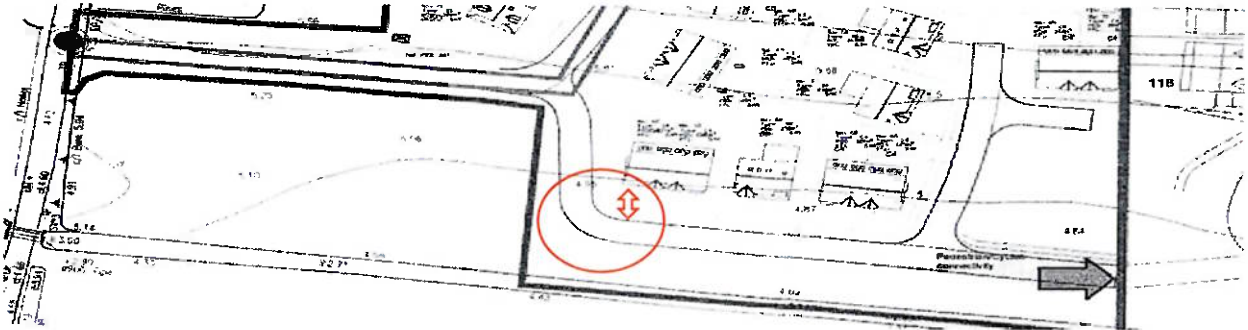
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Pic 2.

- The last house on the corner entrance is approximately 5 ft from the corner making it very dangerous for them to access the road. The picture above shows the car on their path outside their house making the road even narrower (Pic 2).
- Apart from the massive inconvenience of cars having to reverse when they meet another car/tractor we believe this is a very serious safety issue as reversing cars may not see children crossing the road to play on green space in front of our house. We have four young children ranging in age from 9 down to 18 months and they regularly cross the road to play on grass verge.

Pic 3.



- Proposed through road passes right past the only green space we have in Hazelbrook where all the kids come to cycle, roller skate, play basketball, football/hurling/tennis, and many other games with our neighborhood children and this will obviously impact the quality of the life and engagement locally.
- We understand this green is a '**class 2' green space** and there should be at least 20 meters between the green and the road however there is not. We therefore have serious safety concerns with running a main road servicing 415 houses (not even considering traffic from future houses on undeveloped land) and potentially other traffic using this road as a rat-run flowing right past it. We also believe this amount of traffic will have a detrimental effect on the air quality of our green space.
 - Our 9-year-old son is football mad and plays on the green every day, the local children from nearby estates e.g., Sleepy hollow and Castleway, also use this green as it's the only flat green space between the 3 estates. The balls regularly go out in the road and the kids run after them. I will no longer be able to let my son play here unaccompanied. Children should be allowed to experience a small bit of independence in their local area.
 - There was no consultation with the local residents on proposed changes to this green space which is required for any change to a class 2 green space.
- We also have concerns about the rest of the land beside the proposed southern site and any future developments that will obviously increase the volume even further in the future.
- Kinsealy lane currently has no footpath between Hazelbrook and Bright sparks Montessori where I walk to daily with my 18-month-old son in his buggy and 3-year-old daughter. It is extremely frightening walking in this road as cars speed and we have ended up in the ditch on numerous occasions. The kids are terrified. I often

have to use the 'slow down' hand signal as cars literally bounce off the road with the speed at which they are travelling. We acknowledge traffic calming measures, but this has no impact in reality and will have tragic consequences if not addressed. Funneling this extra traffic onto a lane that has no footpaths is irresponsible. It should be noted there are also no footpaths all along Kinsealy lane going in direction of Kinsealy, and no way to cross from the Kinsealy lane/ Back Road junction safely. We had local TDs bring this to Fingal CoCo attention and below was the response by Alison Casserly.

'Transport infrastructure Ireland guidelines indicate for safety purposes drop kerbs should be only on the minor road to allow pedestrians cross the minor road by the T junction. There should be no drop kerbs across the major road -The Back Road in this case, as it leads to visibility and sight line issues. Chapel Lane/Kinsealy Lane has been included in Fingal County Council's Speed Limit review with a proposed reduction from 60km/hr to 50km/hr. This review is ongoing, once approved and adopted the required works will be carried out, i.e. installation of appropriate signage. There are no current plans to implement further traffic calming measure at this time, it should be noted that public road can only be considered for traffic calming as Hazelbrook Est. is within the ownership of Fingal County Council. Note that two speed readers were installed in 2019 to remind drivers of their speed compared to the legal limit. Their presence should continue to assist with lowering speeding incidences.'

- Exiting Hazelbrook onto Kinsealy lane is very difficult, you have to inch out slowly until you are quite far out onto the road before you can see past the stone wall to the right to check for oncoming traffic. Again, another accident waiting to happen, particularly with increased traffic volumes we are to expect.

2) School places

- There are currently not enough secondary school places to service the current population, let alone another 415 houses. Please also note there is a further 100 houses proposed on the back road and 369 going into Auburn house.
 - I have seen first-hand the stress caused by a child not getting a place in their local school and this also goes against governments green policy encouraging walk or bike to school, however children who are within walking distance of Malahide community school may not get a place and therefore have to drive to another school. It should be noted we are not within safe walking distance of any bus/train station. Please consider increasing capacity of the local community school.
- Please note that the southern site is not in the catchment area for ANY of the primary schools listed in the proposal, all local primary schools are oversubscribed and therefore a place will not be offered. Where are children of southern site

expected to go to primary school? They will have to get in cars to travel to where there is space, against green policy.

- I have first-hand experience of not getting a local school place and it is very stressful and demoralising. Please build infrastructure and THEN build houses. There are lots of young babies in Hazelbrook who will not get a local school place if development goes ahead.

3) Material changes to road use

- Proposed through road was marked as 'pedestrian/cycle and combine harvester/emergency vehicle only. Please see screenshot of map below - the through road was clearly elsewhere in the estate.



- We made the decision to buy our house based on these maps and we were assured by selling agent that it would not be a through road. We thought we would have a home for life, somewhere our kids could grow up safe and have freedom in our green space, like all of our neighbors we have paid a significant figure for our house's, and we now think we now feel the value of our property will be impacted

and the quality of our family and neighbors' lives will be reduced. The threat of this through road is causing us huge stress as we feel we were 'sold a pup'. In our opinion it is immoral and illegal to change a roads purpose after people have bought their houses without proper consultation.

- If this road proceeds, we have been advised there may be legal paths to be explored and there is a growing interest in this topic from our friends in the media.
- We suggest finding an alternative entrance for the proposed southern site or just have one through road from the back road through the chapel road. Keep Hazelbrook entrance as emergency vehicles only as it was on map when we bought our house.

4) The Traffic and Transport assessment flow of Kinsealy Lane

- This was conducted during the Covid pandemic when home and remote working was mandated. This resulted in less traffic on which to base a normal traffic flow assessment. It should be noted that agriculture vehicle movements were also not factored into the assessment. The extra traffic from new developments for example Oak Hall, Brookfield, Ashwood Hall, and another new site opened at end of Kinsealy lane do not seem to be considered.
- Hazelbrook is currently in an unfinished state and has not been handed over to the local authority. The landscaping and finishing are not as per 2011 plans (Planning Regulation Reference F11A/0386 and F15A/0461) and gives the impression of a lack of willingness and ability by the developers to stick to finishing current developments before seeking permission to develop adjoining lands.
- Concern has been raised about construction traffic transitioning through the existing Hazelbrook development for the development of the Southern Site. Reports indicate that no construction traffic will be permitted. How will this be controlled, monitored, and managed. A commitment is to be sought that conditions adherence to this point.
- Existing foul water sewerage pipe in Hazelbrook for the Southern Site to be upsized. This outlines lack of infrastructure future proofing and will lead to the digging up of existing FWS and replacement in Hazelbrook, causing huge upheaval for residents who are already feeling extremely aggrieved.
- There is a lack of access to public transport and facilities for cyclists and pedestrians currently. It is at least a 30-minute walk to access public transport from the Southern Site, coupled with no footpath access whatsoever on Kinsealy Lane from Hazelbrook to Chapel Road. The current state of Kinsealy Lane is a danger to pedestrians and cyclists. We also feel that the over reliance on cars will further exacerbate the burden

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of traffic in Hazelbrook, which is also at odds with governments green policy. We feel this particular site for this SHD is not suitable due to its isolation from public transport/cycle lanes and footpaths.

- The traffic going from Kinsealy lane onto chapel road is very heavy, particularly at rush hours, so that you are relying on the kindness of another driver to let you out, this will only get worse.

Summary:

If this through road is to go ahead, Hazelbrook would no longer be a safe place for us to raise our 4 young kids. This is devastating to us as we explicitly bought here as it was a small and safe development, however it will be the exact opposite of this if we are to get potentially 1000s of car journeys passing our house and green space each day. Please do not ruin people's lives like this, the solution is to find another entrance for this SHD.

Yours Faithfully

Audrey & Emmet Browne