

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

David Duignan

(b) Observer's postal address

21 Hazelbrook, Kinsealy Lane, Malahide, Co. Dublin

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**

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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)**

313361

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

Lands at Back Road and Kinsealy Lane, Kinsaley, Broomfield, Malahide, Co. Dublin. (www.broomfieldshd.ie)

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

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

Lands at Back Road and Kinsealy Lane, Kinsaley, Broomfield, Malahide, Co. Dublin.

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.)

This proposed development will change the dynamic of our estate that was originally granted planning to be a single road access estate. Not only will increased traffic go against the green agenda of reducing dependency on the car but it will increase the risk and danger to our residents and children in the area. The proposed inclusion of a through road through Hazelbrook does not protect the character of Hazelbrook estate.

Granting such road access to this proposed development should not be allowed. I also want to raise the following concerns regarding this proposed development.

- Traffic volume potential increase: new units will add 4-5 times current levels on Kinsale Lane and through our estate which is supposed to be a cul de sac estate.
- New development traffic would pass very close to a recreation green with no buffer between the access road and the green.
- Poor access to public transport (at least 15 min walk on mixed roadway)
- Traffic assessment flow on Kinsale Lane was conducted during the Covid pandemic when home and remote working was mandated. This does not reflect the true, normal daily volumes of traffic.
- Precedent in the Malahide area for single road in/out of developments onto a main road (e.g., Robswall, Galtrim Grange). Hazelbrook should be able to retain this as it was what the development was originally planned.

The inclusion of the apartment and town house will increase the building height within the area, which is traditionally 2 storey homes. These additions do not feed into the country feel within the area and takes from the character of these lands.

This proposed development, coupled with the proposed developments at Auburn House and Lamorlaye, Back Road, Malahide, is a clear overdevelopment of this area and raises serious concerns to the water supply and water treatment facilities within the area which are sub par and also the lack of infrastructure (schools, public transport etc.). Also, the removal of woodland and vegetation for wildlife is seriously under threat with a lack of biodiversity assessments conducted to date to show the impact this will have to the environment within the area.

Observation details

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