

20 Ashwood Hall
Back Road
Malahide
County Dublin

23 May 2022

SHD/012/20 ABP Ref No 313361

Development of 415 Units at Broomfield Malahide

To whom it may concern,

We refer to the above planning application and wish to make our observations to the above proposed planning application on Broomfield LAP.

Our main concerns relate to the proposed access to this development which is through a vehicular entrance already in use by Ashwood Hall and Brookfield residents, two recent developments. This entrance is unsuitable for an increased level of traffic. In addition, the roads within the current housing estate are unsuitable for large volumes of traffic, due to the width of the road (being the minimum applied) which are very narrow, not suitable for on street parking, and are winding with high kerbs, where two regular sized cars have difficulty passing. The structure as it stands simply could not cope with an increase in volume. A substantial increase to the volume of traffic into the Ashwood Hall estate creates safety issues for children residing within the estate.

The proposed development for 415 units is one of three SHD proposals submitted to ABP last month all in the immediate vicinity of Malahide Demesne. The others are SHD/004/21 ABP Ref No 313265 Development of 100 Units at Back Rd Malahide and Ref No 31360 for 368 units in lands at Auburn House. 2. The provision of an additional 883 units would have a very adverse impact on the local road network, which is already subject to severe congestion, due to both local traffic and those accessing the main car parks at Malahide Demesne, the second most popular visitor destination in Dublin. Moreover, the Back Road, Malahide, has narrow footpaths and a 60kmph speed limit. This raises significant safety concerns, in particular as a main pedestrian route to a number of schools within the vicinity.

The proposed units, including 5 storey apartment blocks, are significantly out of character with the surrounding area and will negatively impact on the surrounding style and nature of the Back Road. As per the proposed plans, ESB cables appear to run overhead through the existing Ashwood Hall estate. This is inconsistent with the current underground infrastructure.

On the basis of the above, I trust our concerns will be taken into consideration prior to a decision being reached on this planning application.

Kind Regards,

Fiona O Connor & David Magee

