



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

Gavin mccormack

(b) Observer's
postal address

28 hazelbrook kinsealy lane malahide

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

Click or tap here to enter text.

(b) Agent's postal
address

Click or tap here to enter text.

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

☐

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 malahide co dublin

Observation details

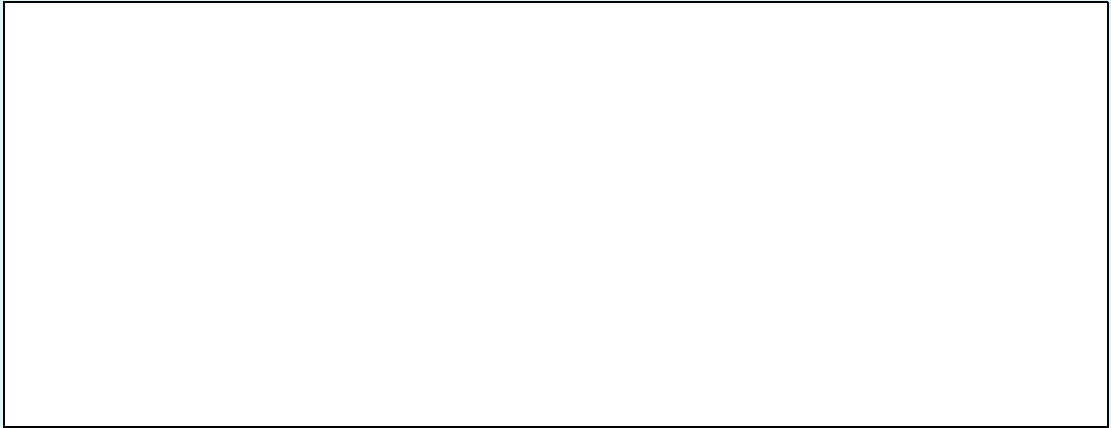
5. Grounds

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.)

- Traffic volume potential increase: new units will add c.4-5 time current levels
- New development traffic would pass very close to a recreation green with no buffer between the access road and the green. The corner before the green is too narrow for 2 cars and it will be a hazard to children playing outside as it is a blind corner
- Hazelbrook exit onto a sub-standard Kinsaley Lane: no provision for pedestrian or cycle ways to Chapel Lane. New development is adding to the problem. The exit from hazelbrook estate turning right up kinsaley lane is also blind for cars leaving the estate due to the wall of house and so is dangerous
- Opening up of Castleway through road to share traffic burden from Brookfield and the new South Quarter development should happen before opening of hazelbrook road
- Shortage of primary school places: new development adding to that pressure
- Poor access to public transport (at least 15 min walk on mixed roadway)
My children have to walk this dangerous road with no footpaths to get a bus everyday and we are only waiting for the call of there being an accident. Even when collecting them from the bus stop I have nearly hit pedestrians on this road
- Traffic assessment flow on Kinsaley Lane was conducted during the Covid pandemic when home and remote working was mandated. ?? is this reflects the true, normal daily volumes.
- Precedent in the Malahide area for single road in/out of developments onto a main road (e.g., Robswall, Galtrim Grange). This show there is no need to use hazelbrook as an exit for this development
- Control and monitoring of construction traffic . There is no planning permission for construction traffic to enter or leave via hazelbrook entrance. Will this be enforced?

5. Grounds

A large, empty rectangular box with a black border, intended for a drawing or detailed 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

☐

No, I do not wish to request an oral hearing

☒

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