

Observation on behalf of Janette and Paul Lynch, 13 Hazelbrook, Malahide, Co. Dublin K36E791.

#### REFERENCE FOR BROOMFIELD SHD PLANNING 313361

We would like to express the following concerns regarding the above development.

- 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.
- 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.
- Opening up of Castleway through road to share traffic burden from Brookfield and the new South Quarter development
- Shortage of primary school places: new development adding to that pressure
- Poor access to public transport (at least 15 min walk on mixed roadway)
- 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).
- Control and monitoring of construction traffic