

**Re: Broomfield SHD Planning; Reference number 313361**

**Observation re planning application for Phase 3 of Ashwood Hall/Brookfield Development, Malahide, Co Dublin and access via Hazelbrook, Kinsealy Lane, Malahide, Co Dublin.**

Dear Sirs

My name is Kate Heneghan and my address is 17 Hazelbrook, Kinsealy Lane, Malahide, Co Dublin, K36NH76.

I would like to strongly object to the proposal for Phase 3 of Ashwood Hall/Brookfield Development and in particular the proposed vehicular access via Hazelbrook, for the following reasons:

1. Traffic volume potential increase: new units will add c.4-5 time current levels which are already too high. The proposal poses a threat to the safety of our children who play outside in Hazelbrook – this is a small estate with lots of young children who play outside as would be expected and planned for this type of estate. If there were to be vehicular access via Hazelbrook it would pose a serious threat to the safety and security of our children and would fundamentally alter the nature of the Hazelbrook development and its use.
2. New development traffic would pass very close to a recreation green with no buffer between the access road and the green.
3. Hazelbrook exit onto a sub-standard Kinsale Lane: no provision for pedestrian or cycle ways to Chapel Lane. New development is adding to the problem.
4. Shortage of primary school places: new development adding to that pressure.
5. Poor access to public transport (at least 15 min walk on mixed roadway).
6. 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.
7. Precedent in the Malahide area for single road in/out of developments onto a main road (e.g., Robswall, Galtrim Grange).
8. Control and monitoring of construction traffic.
9. Noise and disturbance resulting from proposed use.
10. Infrastructure capacity lacking.
11. Layout, design and visual appearance of development.
12. Adverse impact on landscape.

The planning application and in particular the proposed vehicular access via Hazelbrook is strongly opposed for the planning considerations outlined above. The proposals conflict with the development plan policies. The harm that has been identified above significantly and demonstrably outweighs the extremely limited benefit of the proposals. It is respectfully requested that planning permission is refused.

Kind regards

Kate Heneghan