



Doyle Kent Planning Partnership Ltd
71 Carysfort Avenue
Blackrock, Co. Dublin

Company Reg No 513327
Vat Reg. No. IE 9829282N

The Secretary
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

18th May 2022

Re: ABP-TA 06F.313361

Dear Sir or Madam

We, Doyle Kent Ltd. of 71 Carysfort Avenue, Blackrock, Co. Dublin, wish to submit an observation in relation to the SHD application TA 06F.313361 - lands at Back Road / Kinsealy Lane, Broomfield, Malahide, Co. Dublin. The observation is on behalf of two families with residential property adjoining the SHD site – Ken and Carol McAllister of *Lermoos*, Back Road, Malahide, Co. Dublin K36 WK46 and David Linehan and Aimee McAllister-Linehan of Back Road, Malahide, Co. Dublin. The McAllisters have lived at this location since the 1970s. Recently, their daughter, Aimee, and son in law (David) have built a new dwelling on part of the family property per Plan Ref. F20A/0507.

Our clients wish to make clear that they do not object to the proposed development overall, but are concerned in respect of certain details as they may affect their properties. In particular, they have concerns regarding the security and privacy of their properties, nuisance from vehicles on the proposed road to the immediate rear of their properties, public lighting and light overspill, existing overhead power lines and provision for future connection to the sewerage network.

DIRECTORS

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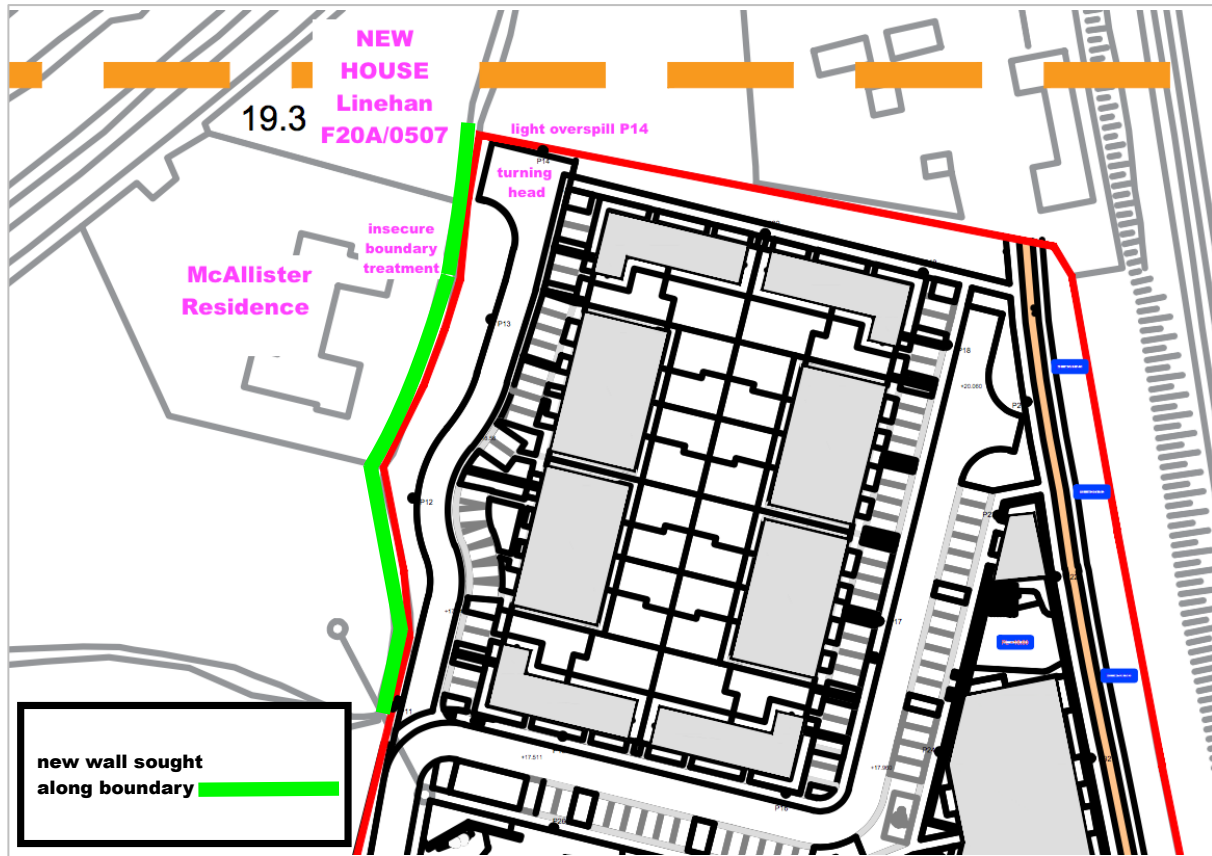
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SHD Layout in relation to McAllister/Linehan properties with requested wall shown green

Security and Privacy

The proposed layout entails construction of a new cul-de-sac road immediately to the rear of our clients' dwellings. The Board might please note that anti-social behaviour has become a problem in this area. A matter of considerable concern is the relatively open nature of the existing boundary between our clients' properties and the proposed cul-de-sac. Only minimal intervention is proposed in the SHD to the boundary to form a new fence of 1.2m height. This is entirely inadequate in terms of security and will leave our clients' properties quite open and insecure. We request the Board to attach a condition requiring a 2.4m high wall, suitably rendered and capped, along this boundary with the future public realm. In the alternative, there should be a very robust fence of palisade type of similar height. It is not reasonable to leave a boundary to the (future) public realm so exposed, notwithstanding the existence of some poor quality trees (predominantly sycamore) in this location.



Boundary of Linehan property (F20A/0507) with proposed turning head viewed from SHD site

Nuisance from vehicles on new road

Notwithstanding the provision of a landscaped strip between the SHD road and our clients' properties, the location of the new road will give rise to noise impacts and some intrusion from headlights at night time. Of particular concern is the location of a turning head immediately to the rear of the Linehans' property, which will cause some significant impact from vehicles turning. Again, we submit the proposed boundary treatment is simply inadequate and should be replaced by a robust wall of 2.4m height.

Public Lighting

We note the lighting layout (Sabre Dwg No. SES 14620) submitted with the SHD application appears to show some light overspill into the existing residential properties including those of our clients, especially from Light P14 into the garden of the Linehans' new house. We could not see a key to the diagram on the drawing, but would respectfully request the Board to attach a suitable condition to the effect that all public lighting should be directional and meet current anti light pollution measures so as to avoid unnecessary overspill into our clients' properties.



10/38 KV High voltage power lines traversing SHD site and across and at rear of our clients' properties

Overhead Power Lines

In line with local planning recommendations, we request that the remaining section of 10/38 KV ESB line from the adjacent electricity substation crossing our property and that of the developer is undergrounded in its entirety.

Foul Sewerage Network

Finally, in common with other properties in the vicinity, our clients' properties are served by septic tanks/proprietary waste water treatment systems. In this regard, we respectfully request the Board to attach conditions:

1. Requiring that details be agreed with the County Council to ensure the proposed foul sewerage system in the SHD development can facilitate existing and future dwellings on the adjoining properties.
2. That existing and future dwellings on adjoining properties are granted permission to connect to the proposed foul sewerage system subject to planning permission.

Yours faithfully

Karl Kent B.Arch; MUBC; MIPI; FRIA