



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

Kevin Kerrigan

(b) Observer's  
postal address

25 Hazelbrook, Kinsealy Lane, Malahide, Co Dublin

### 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**

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## 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

The development will consist of the demolition of the former rugby clubhouse structure on site and the construction of a total of 415 no. residential units (252 no. houses, 135 no. apartments, and 28 no. duplex units); with 1 no. childcare facility and ancillary residential amenity facilities.

- (c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Back Road and Kinsealy Lane, Kinsaley, 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.)

Our grounds for concern with this development and the basis for our observation is specifically the impact of linking the roads from the new development through Hazelbrook and onto Kinsealy Lane. We are residents in No. 25 Hazelbrook and are located immediately at the entrance road leading onto Kinsealy Lane.

The linking of roads between Hazelbrook and the new development would have a significant negative impact from the perspective of increased traffic volumes and increased risk to the health and safety of our children from vehicles. Hazelbrook is a small development, and we selected this development as it provides a safe environment for our children. The infrastructure, in particular the entrance onto Kinsealy lane is not suitable for increased traffic volumes. It is a challenging junction to navigate and increased traffic (est. 4 x 5 times based on the number of units in the new development) would further increase the risk of an accident via an entrance that at peak times is already at capacity. The linking of the new development, would in-turn, create an alternative route to travel from the back road to Kinsealy lane. This would result in non-residents using the route which would compound the risk borne to children and residents from road traffic, noise and road pollution.

The impact is both to our house which is directly on the proposed through-road and also to the recreational greens where our children play with the

## 5. Grounds

friends of our neighbours. Undoubtedly there will be a serious impact for a number of years during construction with contractors using the thoroughway and this will be increased with the public using the thoroughway when construction phases are complete. Construction has only recently completed in Hazelbrook and there was considerable levels of dirt, dust, debris and danger to our children during the construction of this small development. The disruption will be magnified by a development that is approximately 10x the scale of Hazelbrook. It appears that the risk to the health and safety of our children has not been considered and an unnecessary thoroughway is being added which was not originally part of the new development plans.

## 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**

<b>FEM – Received</b>		<b>SHU – Processed</b>	
Initials		Initials	
Date		Date	

**Notes**