

Observation on a Planning Appeal: Form.

Your 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:

Your full details:

(a) Name

Matthew Poyser

(b) Address

38 Hazelbrook, Kinsealy Lane, Malahide, Co.
Dublin, K36 E161

Agent's details

2. Agent's details

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

Not applicable

(b) Agent's address

Postal address for letters

3. During the appeal process we will post information and items to you **or** to your agent. For this observation, who should we write to? (Please tick ✓ one box only.)

You (the observer) at the address in Part 1

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The agent at the address in Part 2

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Details about the proposed development

4. Please provide details about the appeal you wish to make an observation on. If you want, you can include a copy of the planning authority's decision as the observation details.

(a) Planning authority

(for example: Ballytown City Council)

(b) An Bord Pleanála appeal case number (if available)

(for example: ABP-300000-19)

(c) Planning authority register reference number

(for example: 18/0123)

SHD/012/20

(d) Location of proposed development

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

Lands at Back Road & Kinsealy Lane, Kinsaley, Broomfield, Co. Dublin

Observation details

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

- The School Demand Assessment Report submitted as part of the application is fundamentally flawed and the report should be replaced by a new one which presents accurate and fair data. The report claims there are 5,310 potential primary schools places in close proximity to the proposed development. However schools have been included outside of the Electoral Division areas used to calculate the population/demand for primary school children. For example, St Marnocks school in Portmarnock has been included (with 665 places) however the Portmarnock electoral division area has not been included in the population/demand numbers. This is also the case for other schools. The logic of this is clearly incoherent (or even potentially deliberately misleading) and, as a result, the report presents a materially false conclusion of available school places in the area. It is well known locally that it is already very challenging for new residents in the proposed development area to obtain school places (some have had to get home tutors) and we strongly believe there should be no further development until additional school capacity is built. The report is also using 2016 census numbers when a material number of houses have been built adjacent to the proposed development site over the last 6 years. The report should include demand from these new houses rather than 2011-2016 growth trends which will clearly be incorrect.
- The proposed linkage of the new development with Hazelbrook contravenes previous planning conditions and will place an undue burden onto Kinsealy Lane which is not an adequate road for significantly increased traffic. Unlike the Back Road (where the development was originally meant to be accessed via a single road in/

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Out), Kinsealy Lane has no pavements (they currently finish at Hazelbrook) and no traffic light pedestrian crossing. Kinsealy Lane is a traditional country lane and would require significant enhancement in order to make it safe for an increase in traffic volume, especially given the young children in Hazelbrook who use it on foot to access Bright Sparks Montessori and other local amenities. We believe that the lack of provision of new cycle ways/pedestrian walkways in conjunction with the development contravenes the Fingal Development plan.

- There is clear precedent in the Malahide area for single road in/out developments onto a main road (e.g. Robswall, Galtrim Grange). We do not understand why in this case that all of the overflow has to pass through Hazelbrook when adjacent estates (e.g. Castaway) can also not be opened up with access as well to share the traffic burden from Brookfield and the new South Quarter development.

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.

Fee

7. You **must** make sure that the correct [fee](#) is included with your observation. You can find out the correct fee to include in our [Fees and Charges Guide](#) on our website.

This document has been awarded a Plain English mark by NALA.



Last updated: April 2019.