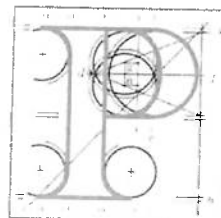


Our Case Number: ACP-324624-26



**An
Coimisiún
Pleanála**

Residents of Páirc na hAbhainn
c/o Greg Lipinski
Páirc na hAbhainn
Athenry
Co. Galway

Date: 23 September 2026

Re: Proposed Development in Páirc na hAbhainn, Athenry, Co. Galway

Páirc na hAbhainn, Athenry, Co. Galway

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Lauren Griffin
Executive Officer
Direct Line: 01-8737244

AA02

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RESIDENTS' OBJECTION

Residents of Páirc na hAbhainn
Páirc na hAbhainn
Athenry
Co. Galway

To: An Coimisiún Pleanála

Re: Proposed 16-unit residential development at Páirc na hAbhainn, Athenry, Co. Galway
An Coimisiún Pleanála Case Reference: 324624
Section 177AE / Part 10 Proposal

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
22 SEP 2026	
Fee: €	_____ Type: _____
Time: 9:15	By: POST

Residents' Objection

We, the undersigned residents of Páirc na hAbhainn, Athenry, wish to formally object to the proposed 16-unit residential development on the greenfield lands adjoining our existing estate.

We recognise the need for housing and are **not opposed to appropriate and sustainable housing development in Athenry**. However, we have serious concerns regarding this particular proposal, most importantly the proposed use of the existing Páirc na hAbhainn estate as the access route to the new development.

Our position on this issue is clear:

We do not support, and strongly object to, the proposed new development being accessed through our existing estate.

We believe this would have a permanent and unacceptable impact on the safety, residential amenities and character of our established community.

Our previous objection to the earlier **Part 8 proposal** raised many of these concerns. We are now making this further submission because the proposal is being brought forward under the current process and must be considered by **An Coimisiún Pleanála**.

We respectfully ask that our concerns below be fully considered.

1. OUR PRIMARY OBJECTION — ACCESS THROUGH THE EXISTING PÁIRC NA hABHAINN ESTATE

Our strongest objection is to the proposed access arrangement for the 16 houses through the existing Páirc na hAbhainn estate.

Páirc na hAbhainn is an established residential community. Its internal roads serve the homes that are already located within the estate and are used daily by residents, pedestrians, cyclists and children.

The proposed development would result in the existing estate road network also being used to provide access to an additional 16 dwellings outside the existing community.

This would permanently increase traffic movements through our estate and change the function and character of the internal residential roads.

The fact that a physical connection to the existing estate may be possible does not, in our view, mean that it is an appropriate planning solution.

We ask An Coimisiún Pleanála to properly consider whether alternative access arrangements can be provided which would avoid routing traffic from the proposed development through the existing estate.

We specifically request that access through the existing Páirc na hAbhainn estate is not permitted and that alternative access arrangements are properly investigated.

2. IMPACT OF ADDITIONAL TRAFFIC ON OUR RESIDENTIAL ESTATE

The earlier Traffic and Transport Assessment predicted relatively small numbers of vehicle movements during the morning and evening peak periods, including approximately:

- 3 arrivals and 5 departures during the morning peak; and
- 5 arrivals and 3 departures during the evening peak.

The assessment also referred to approximately **68 vehicle movements over the surveyed day** for the 16 dwellings.

These figures are model predictions and should not be treated as a guarantee of the actual number of vehicles that will use the estate once the development is occupied.

A development of 16 occupied family homes will generate a variety of movements, including:

- residents' vehicles;
- visitors;
- deliveries;
- taxis;
- refuse collection;
- service and maintenance vehicles;
- emergency vehicles; and
- other daily vehicle movements.

The issue is therefore not simply whether the surrounding road network has sufficient theoretical capacity.

The important issue for existing residents is that **all of this additional traffic would be routed through an established residential estate.**

We ask that the actual impact on the existing estate, including residential amenity and road safety, is given proper consideration rather than relying solely on theoretical traffic capacity or predicted peak-hour figures.

3. CHILD SAFETY AND VULNERABLE ROAD USERS

Páirc na hAbhainn is a family residential estate where children walk, cycle and play, and where pedestrians and cyclists share the residential environment with vehicles.

The existing internal roads are part of the everyday environment of the community.

Introducing additional traffic associated with a separate development will increase the potential for conflict between vehicles and pedestrians, cyclists and children.

Our previous objection raised concerns that the earlier assessment did not adequately consider the real-life use of the estate by children and other vulnerable road users.

We ask that this issue is properly considered as part of the current assessment.

A road may have sufficient theoretical traffic capacity while still becoming a less safe and less suitable residential environment when additional traffic is introduced.

The safety of children and other vulnerable road users should be given particular weight.

4. ROAD SAFETY

The earlier proposal included a Road Safety Audit and other traffic and design documentation.

The previous Road Safety Audit identified matters requiring attention and recommended further assessment of the detailed design before construction.

We therefore ask An Coimisiún Pleanála to establish:

- what issues were identified in the previous Road Safety Audit;
- how those issues have been addressed;
- whether any matters remain outstanding;
- whether the current proposal has been subject to any further safety assessment; and

- whether the existing estate roads and junctions are suitable for the additional traffic associated with the proposed development.

The proposed access arrangement is particularly important because the additional traffic would have to travel through an occupied residential community.

Road safety should not be assessed solely on the basis of vehicle capacity. The needs of pedestrians, cyclists and children using the existing estate must also be properly considered.

5. THE EXISTING ESTATE SHOULD NOT BECOME A THROUGH-ROUTE FOR A SEPARATE DEVELOPMENT

Residents should not be expected to absorb additional traffic from a separate development simply because the existing estate provides a possible route for access.

The proposed arrangement would change the role of the internal roads within Páirc na hAbhainn.

They would no longer simply serve the homes already located within the estate. They would also become the access route for residents, visitors, deliveries and service vehicles associated with another 16 homes.

This would have a permanent effect on the residential environment.

We want to make clear that **our objection is not simply an objection to housing development.**

Our objection is specifically to the proposed access arrangement and the permanent consequences of routing the traffic from this separate development through our existing residential estate.

6. CONSTRUCTION TRAFFIC

The earlier Traffic and Transport Assessment anticipated a construction period of approximately **12–18 months**, with approximately **30 site operatives at peak periods**, together with construction deliveries and other construction-related traffic.

We are concerned about the impact that construction traffic would have on the existing estate.

This could include:

- HGVs and large delivery vehicles;
- construction machinery;

- increased vehicle movements;
- noise and disturbance;
- obstruction and disruption to residents; and
- additional risks to pedestrians and children.

A construction period of 12–18 months is a substantial period for an established residential community to experience this level of additional activity.

We ask that the construction phase and the proposed route of construction traffic are properly assessed, rather than focusing only on the permanent traffic generated after the houses are occupied.

7. CUMULATIVE TRAFFIC AND OTHER DEVELOPMENT

The proposed development should not be assessed in isolation.

The earlier Traffic and Transport Assessment referred to the proposed Athenry Camogie Club development to the west of the site and also stated that it had not been informed of other potential large committed developments in the surrounding area.

We therefore ask that the current assessment considers the **cumulative impact** of relevant existing, permitted, proposed and reasonably foreseeable developments in the area.

This should include consideration of:

- cumulative traffic;
- local roads and junctions;
- pedestrian safety;
- cycling;
- residential estates;
- community facilities; and
- existing infrastructure.

The relevant question should not simply be whether the road network can theoretically accommodate another 16 houses in isolation.

The wider issue is the **combined effect of development and additional traffic on the local community and surrounding infrastructure**.

8. NATURA IMPACT STATEMENT AND ENVIRONMENTAL CONSIDERATIONS

We note that the current proposal includes a **Natura Impact Statement (NIS)**, an Ecological Impact Assessment and other environmental documentation.

We ask An Coimisiún Pleanála to carefully examine this information, including the potential effects of the proposed development on relevant European sites and any potential **in-combination effects** with other plans or projects.

Any proposed mitigation measures should be specific, effective and capable of being properly implemented and monitored.

We are not suggesting that the presence of an NIS automatically means that the development should be refused.

However, we believe that the environmental information must be properly considered alongside the other planning issues raised in this objection, including traffic, road safety, residential amenity and the impact on the existing community.

9. LOSS OF GREENFIELD LAND AND BIODIVERSITY

The proposal involves the development of currently undeveloped greenfield land adjoining the existing estate.

Residents have observed wildlife, including birds and other species, using this area.

Our previous objection raised concerns regarding:

- loss of habitat;
- habitat fragmentation;
- disturbance to wildlife;
- loss of open space; and
- the change in the existing open character of the land.

We ask that these concerns are considered alongside the current Ecological Impact Assessment and Natura Impact Statement.

The development of the site should be considered in terms of its actual environmental impact and not simply as the development of an otherwise unused piece of land.

10. RESIDENTIAL AMENITY, PRIVACY AND OVERLOOKING

The proposed development would significantly change the relationship between the existing homes and the currently undeveloped land.

We ask that the impact on existing residents is carefully assessed, including:

- potential overlooking;
- loss of privacy;
- differences in ground levels;
- overshadowing;
- visual impact;
- loss of the existing open outlook; and
- the overall effect on residential amenity.

The impact should be considered from the perspective of the existing residents who will experience this permanent change to their surroundings.

11. EXISTING ESTATE INFRASTRUCTURE

Our previous objection also highlighted concerns regarding the condition of parts of the existing estate, including damaged road sections, landscaping and boundary infrastructure.

Before allowing the existing estate to accommodate additional permanent traffic associated with another development, we ask that the condition and suitability of the existing infrastructure are properly assessed.

Any additional traffic should not place unnecessary pressure on existing infrastructure without appropriate assessment and, where necessary, mitigation.

CONCLUSION

We respectfully ask An Coimisiún Pleanála to consider this proposal in the context of the **existing Páirc na hAbhainn community** and the real impact that the proposed access arrangement would have on residents.

We recognise the need for housing and are not opposed to appropriate housing development in Athenry.

However:

We do not accept that the need for housing requires this particular community to provide the access route for the proposed development.

Our position is clear and unequivocal:

We strongly object to the proposed 16-house development being accessed through the existing Páirc na hAbhainn estate.

The existing estate should remain a residential community serving the homes that are already located there, rather than becoming the access route for a separate development.

We therefore respectfully request that An Coimisiún Pleanála:

1. **Refuse the proposed access through the existing Páirc na hAbhainn estate.**
2. **Require an alternative access arrangement to be properly investigated and provided where feasible.**
3. **Fully assess the impact of additional traffic on the existing estate, including the safety of children, pedestrians and cyclists.**
4. **Establish that the issues identified in the previous Road Safety Audit have been properly addressed and that the current proposal is safe.**
5. **Fully assess construction traffic, including HGVs, deliveries and the anticipated 12-18 month construction period.**
6. **Consider the cumulative impact of this proposal together with other existing, permitted, proposed and reasonably foreseeable developments in the area.**
7. **Carefully assess the Natura Impact Statement, Ecological Impact Assessment and other environmental information, including potential in-combination effects.**
8. **Properly assess the impact on existing residents' privacy, residential amenity, outlook and quality of life.**
9. **Give significant weight to the permanent alteration to the function and character of the established Páirc na hAbhainn residential estate.**

If these issues cannot be satisfactorily resolved, we respectfully request that **planning permission for the proposed development be refused.**

Yours faithfully,

**The undersigned residents of Páirc na hAbhainn
Athenry, Co. Galway**

*Dipulse 14/09.
Graig Dipulse.*