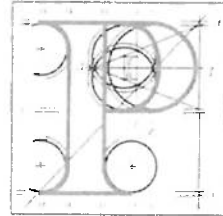


Our Case Number: ACP-324624-26



An
Coimisiún
Pleanála

Karolina Cihanek
8 Pairc na hAbhainn
Athenry
Co. Galway

Date: 21 October 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.

Please be advised that there is no fee to make a submission on this case. A refund of the fee paid will issue in due course.

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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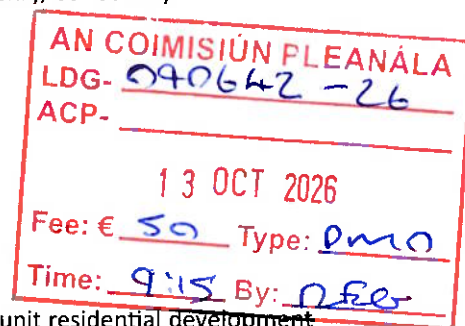
To: An Coimisiún Pleanála

Re: Proposed 16-unit residential development at Páirc na hAbhainn, Athenry, Co. Galway

Case Reference: 324624

Section 177AE / Part 10 Proposal

Formal Observation



I wish to make the following observation in relation to the proposed 16-unit residential development insofar as it seeks access through the existing Páirc na hAbhainn estate.

As a resident and as a parent of two young children who cycle around the estate every day, I am genuinely worried about the effect this proposal could have on the safety and character of the area. Páirc na hAbhainn is an established residential community, and its internal road network was designed to serve the needs of existing residents only. It was never intended to function as the access route for a separate development.

My main concern is that the proposal would bring additional traffic into an area where children, pedestrians, and cyclists are present every day. The introduction of construction traffic, HGVs, service vehicles, and additional ongoing vehicle movements would, in my view, create a level of risk that is not appropriate for a quiet residential estate. As a parent, this is deeply concerning to me.

I am particularly concerned about the possibility of an accident involving a child, pedestrian, or cyclist. If something were to happen, serious questions would arise about safety, responsibility, and duty of care, especially given that the estate was never designed to serve as an access route for another development. I do not believe the applicant has shown clearly that the proposed access can be provided without increasing the risk to vulnerable road users.

I am also concerned about the impact on residents during the construction period. Heavy vehicle movements over an estimated 12 to 18 months would likely cause noise, disturbance, congestion, and a loss of amenity for those living in the estate. Even after construction is complete, the estate would continue to be used, at least in part, as access for a development separate from the existing community, which would change the feel and function of the area.

I therefore respectfully observe that the proposal does not appear to have been adequately justified insofar as it relies on access through an existing residential estate rather than providing a separate and independent access arrangement. In my view, it has not been demonstrated that this arrangement is necessary, appropriate, or consistent with the proper planning and sustainable development of the

area. Nor has it been shown that the access can be provided without unacceptable impact on the safety and amenity of existing residents.

For the avoidance of doubt, the matters I ask the Board to give full consideration to are:

- the additional traffic that would be introduced into an established residential estate;
- the increased risk to children (there is over 40 young kids in the estate), pedestrians, and cyclists;
- the impact of construction traffic, including HGVs and service vehicles;
- the effect on the residential character and amenity of the estate;
- the burden placed on the existing community;
- whether the access arrangement is truly necessary, safe, and appropriate; and
- whether the cumulative traffic, environmental, and amenity impacts have been properly assessed.

I respectfully ask that An Coimisiún Pleanála take these observations into account when considering the proposal, and that any access serving the development be required to be provided independently of the existing residential community.

If the applicant cannot clearly demonstrate that the proposed access is safe, appropriate, and fully justified, then this should weigh heavily against the proposal.

Yours faithfully,

Karolina Chanda

Athlery, 12 October '26

Address: 8 Pairc na hEbhainn,
Gortnahown, H68Y27,
Athlery