

Planning application reference no: 22313825.

Ballyoulster SHD.

My name is Catherine Fermoye Perry. I have lived at 1 Willow Crescent, Primrose Gate; Celbridge for the last 16 years and my home overlooks the proposed development site. I have had the privilege of uninterrupted views of a farmers field for those 16 years with the realisation that eventually the said site would be developed with much needed schools for the Celbridge area and eventually some housing. I was astonished to see the planning application posted on the fence of our estate, nearly 5 weeks ago read “proposed development comprising of 344 residential units, a childcare facility with public and communal open space” not a mention of the desperately needed schools. Celbridge has developed at an over accelerated level over the past few years with more & more housing being built on green sites but no infrastructure being put in place to deal with the ever increasing population. We desperately need schools, roads and a second bridge to alleviate the congestion our town faces on a daily basis.

I am submitting my Observations/concerns on behalf of my household of 1 Willow crescent, Primrose Gate; Celbridge; Co.Kildare.I Catherine Fermoye Perry am the owner of this property. Please see below were I have outlined my concerns:

- 1.** The proposed pedestrian entrances on both sides of Willow Crescent green area is a huge concern for me. The proposed entrances would open onto a quiet cul de sac, directly on to residents parking spaces and the front of their homes. We have many young families & lots of children playing on the green area, any entrance would pose a risk to their safety. It would increase footfall resulting in noise and litter pollution; with the potential for antisocial behaviour ; as the green area is quite secluded at the back of our estate. We already suffer with a huge litter problem at the Shinkeen Rd entrance to our estate (Tesco Express) & much unwanted antisocial behaviour at that location too. Some of our neighboring estates namely The Grove and Oldtown Mill have had gates erected to close off pedestrian entrances because of such behaviour. I feel it would be most beneficial for another inspection of the proposed openings being carried out with residents present to offer advice on the matter. Kieran Curtin the applicant had contacted the OMC (Owners Management Co.) requesting permission for a pedestrian entrance at the site and the Management Co. Directors had already refused this request. So why is “proposed pedestrian entrance” printed on the plans? The fact that this is a private estate should also be duly noted.
- 2.** The site was identified many years ago , primarily as an Education Campus. It was to facilitate a Primary school,Secondary school and a replacement building for St.Raphaels special needs. The current Primary school consists of prefabs over 20 years old and the Secondary school is also a prefab building bursting at the seams. I have now come to realise that 344 housing units are proposed for this site, subject to planning permission & the school buildings have not even reached planning application stage. We need facilities in Celbridge to cope with the growing population and I would ask you to consider giving priority to the schools over the housing development. I understand there is a housing shortage but building more houses without the necessary infrastructure will be a disaster for our town.

3. The development should be a joint development to minimise the negative impact building will have on near by residential areas.
4. The proposed development site has a hedgerow around the perimeter of the site. This is home to a number of hedgehogs, which are protected wildlife. Also many nesting birds and the site also has a long established fox family together with pygmy shrews and other wildlife. The destruction of this habitat is a real concern to residents. I have raised our concerns with the National Park & Wildlife services. I would be anxious to establish if an indept wildlife impact study has been conducted on this particular site. A wildlife corridor should be considered and this could protect the hedgerow.
5. I would suggest delaying any more housing construction in the town until such time as the roads have been upgraded and a 2nd bridge built to deal with an already over congested town. The residents of Celbridge spend most of their time stuck in traffic chaos from early morning to late evening. This is having a negative impact on our quality of life and the environment as a whole.
6. The scale of this development will have a negative impact on the residents of Primrose Gate as it will overshadow our homes leading to a loss of natural light and privacy. Not to mention the noise and disturbance the building of the development will cause.
7. The fact that the development application is being sought by Kieran Curtin Statutory Receiver over certain assets of Maplewood Developments Ltd (in Liquidation & receivership), is quite alarming. How can a developer in receivership look for planning permission? I understand the land is in Nama and they are working for the taxpayer to get the best price for it but is it a case whereby the developer is seeking to acquire the land back from Nama and sell it on at a profit once planning permission is granted? If this is the case we cannot be sure what the end development will be, as it can be altered with greater housing density and maybe no schools at all??
8. The planning application refers to the flood risks associated with developing these lands. I note that adjustments have been made to the original plan and the housing has been moved slightly to the left of Willow crescent, Primrose Gate Green area. A large green with drainage marshes is proposed on the new plans. I am really concerned about the implications this build will have on the water table in the area. Our estate of Primrose Gate is built on a flood plan & parts of the estate have flooded in the past. I have read the developers assessment of this issue but this does not take into account the level of hardcore surfaces that will eventually make up the completed development ie. Roads, foundations for housing & schools together with school yards etc. Drainage will be significantly reduced and I feel this could greatly impact the surrounding developments.

To finish Celbridge is an amazing town to live in but is being swamped with houses and no improved infrastructure whatsoever to accommodate the increase in population. We have 1 small playground for a town with a population of 20,288. We have no amenities for our teenagers, no public football pitches, no swimming pool, no skate park not even a basketball hoop in sight. It is absolutely disgraceful how our little town is suffering under the pressure of a housing crisis. We all know housing is badly needed but people are entitled to a good quality of life, were their needs

are met in a sustainable community. Please put the need for improved infrastructure first and then the housing can successfully follow ; do it the right way and make all of our lives better.

Signed: Catherine Fermoye Perry

1 Willow Crescent, Primrose Gate.