



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

David & Siobhán Quinn

(b) Observer's postal address

16 Willow Crescent, Primrose Gate, Celbridge, Co Kildare

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

Not applicable

(b) Agent's postal address

Not applicable

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)

313825

- (b) **Name or description of proposed development**

7 year permission for 344 no. residential units (130 no. houses, 214 no. apartments), creche and associated site works.

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

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

Lands at Dublin Road and the Shinkeen Road, within the townlands of Donaghcumper and Ballyoulster, Celbridge, Co. Kildare

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 observations and concerns about the plans for this new development are listed below.

1. Proposed Access Points Within Willow Crescent

We strongly object to the proposed opening of the cul-de-sacs within Willow Crescent for multiple reasons.

Our home is the 2nd house from the site boundary within the cul-de-sac, our front garden and driveway is only apx.15 metres to one of the proposed access points at site notice 5. We therefore foresee several negative impacts directly imposed on us which in our opinion far outweigh and most definitely negate any benefit the new access point will provide to us.

A. Safety

B. Security

C. Noise

D. Appearance

E. Other

5. Grounds

A. Safety

Due to the location and the positioning of our own home, our immediate concern is the safety of all young children in the immediate surrounds of our property and neighbours properties. It should be noted there are many young children living in Willow Crescent in Primrose Gate that frequently gather in the common areas, on the green and on the paths in front of our home in the cul-de-sac area.

A.1 The proximity of our front garden and driveway to the only flat pathway leading to one of the suggested entry/exit points means our very own young children will walk directly from their home into the direct line of those literally entering and exiting the entrance point within metres of our home (site notice 5). There is a significant risk to consider for children at play in this immediate space as passers-by may not only be on foot and could very well be using any sort of wheeled transport capable of moving at speed e.g. scooters, electrical scooters, and bicycles may enter through if not physically restricted. In terms of the entrance design how can access be just restricted to walkers and wheel-chair users alike without other types of wheeled transport slipping through and the worry is that there may be no intention to limit these modes of transport at all through the access point. What about motor bikes, how can these be physically prevented? With these very important concerns an entrance / exit point at the suggested location/s, in our view is not a safe option particularly as they are in front of an area where children naturally gravitate towards to enjoy the outdoor space to play, whether they engage in traditional play like hopscotch, skipping, skates, or sit on the ground playing with their action toys or have tea parties, the point being their imaginations and creativity are busy in this safe uninterrupted space.

5. Grounds

A.2 Not only will footfall present, albeit an unintentional, risk to those at play in and around access points but by creating an opening it will eliminate the hugely positive affect of the enclosed green space bar the entry onto Willow Crescent itself. The safety advantages of this enclosed design will be taken away from the children and indeed all residents, in our opinion a far greater loss than gain.

A.3. The narrow road layout and curved design of the green specifically approaching the perimeter of the site boundary and directly outside our home in our opinion will not cater for manoeuvring cars to and from home in tandem with people passing through any sort of access point within feet of existing resident car park spaces. In our view a mix of moving cars, parked cars and pedestrians or otherwise within such a small, confined space is a significant safety risk that needs to be addressed. We don't think it is appropriate to have access points where suggested and believe this must be carefully reconsidered.

A.4. Access points to the new development is very likely to encourage vehicle drop off / pick-ups at our cul-de-sac points. The results will be increased traffic and u-turns into Willow Crescent which furthermore contributes to our safety concerns, not forgetting to highlight the disturbance increased traffic will create for existing residents in terms of noise and congestion in our quiet residential area.

5. Grounds

B Security

B1. With limited movement through Willow Crescent, homes feel safe and secure within its current enclosed design. Our concern is particularly related to the positioning of these new access points, a crossover embedded deeply into the existing estate and the new estate which is notably more remote and set back away from the main road.

B2. What lighting considerations have been given to the new access points? Lighting designs must balance safety and security with consideration for our residents, both in the properties beside and facing the boundary, especially with respect to how overpowering they are on our surrounds.

C. Noise

Willow Crescent is a quiet area of the estate morning, noon and night.

C.1 As per cul-de-sac design there is 1 footpath leading to the site boundary on each side of the green. Footfall will flow immediately to and from the close access point across the front of our home contributing to increased noise level and resulting in our loss of privacy to our front living space at ground level.

C.2 A new access point is likely to encourage the natural congregation of people in particular hang out areas for younger people. This in effect would disturb the peace and quiet and increase noise within an earshot of our home, particularly at evening / night-time.

5. Grounds

D Appearance of New Entrance

We are concerned about the look and feel and the visible effect of the access point facing Willow Crescent to our property surroundings.

We question how frequently the surrounds of the entrance will be maintained and cleaned to avoid our area looking degraded or unclean.

E. Other

E1. It should be noted there are fire hydrants at each of the cul-de-sacs end point. Fire hydrant at site notice 5, is just 1 metre from boundary in the area where access is proposed.

E2. We didn't see any reference to add a local shop in the new development, meaning more pedestrian traffic (in front of our home) as people pass through to use the local Tesco and Pharmacy in Primrose Gate. The access point is presumably planned to provide an advantage to new residents for existing facilities. Access points will become a short cut in both directions for various destinations like trains and buses. Has any consideration been given to how popular and frequent people will use these access points, particularly when the schools are added, we raise these points because they are very relevant to us in terms of the negative impact increased footfall and high frequency access will have across our homes.

A.5. Our front garden (along with all others on Willow Crescent) is not walled. The net result of placing the pedestrian entrance at the end of our cul-de-sac will mean our front garden space will be trampled and intruded upon due to the lack of perimeter between private and public space.

5. Grounds

Our observations related to the wider effects of the proposed development may have on our community, in terms of natural environment, facilities and services are summarised below.

2. Local facilities

Within the documentation we see recognition for the amenities in our local town, restaurants, retail and religious to name a few and references to sports like to GAA / football in the area which is great, however amenities for young community members who don't play football or prefer non-sport activities are not given much needed attention to date.

Another very relevant example of difficulties we encounter is to secure essential swimming lesson places for our children, it is proving beyond difficult with the need to go into Dublin to secure a place. Waiting lists for weeks even months is becoming the norm. A further increase in demand for swimming places will possibly lock people out of accessing places even in another county.

There needs to be much more focus on quicker delivery and roll out of a wider range of recreational services for younger members of the existing community before we add more and more new residents that will ultimately put pressure on what we have.

5. Grounds

3. Local Schools

The documentation references the capacity for school places is sufficient with existing and new schools. However, it appears new residential developments are being planned before any permission is granted, never mind commenced for additional / relocation of local schools. Existing residents are awaiting these necessary and hugely important requirements for a very long time.

4. Traffic Congestion

Celbridge becomes significantly congested traffic at peak times. New residential units being added before the improved road networks is just going to make a bad situation worse when there are more cars travelling in and out of the area. As per reoccurring points we need sufficient amenities and improved road infrastructure in place to properly support and sustain a larger population.

4. Public Bus Service

We agree Celbridge is an accessible commuter belt with access to bus and train services. The C4 provided by Dublin Bus direct into Dublin City from our local bus stop on the Dublin Road is a valuable service. Dublin Bus express bus (direct also) operate for certain times however. We welcome the new Dublin Bus services L58/L59, which connect Celbridge to Leixlip, however for us, the C4 is more convenient to travel direct to the City and remains a popular bus route for many. It is apx.11 min walk to our closest C4 bus stop compared to apx.16 min to the 120 bus stop (Bus Eireann). Factor in travel with buggy (can be quickly rolled onto the bus) the C4 route makes it our first choice when using public transport, which potentially may

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reflect how demands will be influenced by future resident who will be living even closer to the C4/ express stop.

Has any impact assessment been carried out on this local bus service, collectively incorporating all factors i.e. the existing demand, the presumably increased demand that will arise from the residents within the multiple on-going large-scale developments (other side of Celbridge) and this particular proposed large scale development (our side of Celbridge)?

We are all being encouraged to leave the car at home and use public transport, bearing in mind it is already a very busy service, adding additional volume will make the bus use less practical and desirable.

Note our closest bus stop on the Dublin Road (Dublin bound 3935) is located along on a narrow path on a busy road. It should be considered that increased demand will cause overcrowding at this bus stop.

Rural Environment and Wildlife

Primrose Gate and indeed Willow Crescent is surrounded by beautiful natural rural characteristics and has inherited a sense of maturity from trees and hedges that surround our perimeter to the adjacent land. We see in the documentation there has been recommendations to protect most of the trees and hedges during construction. Despite this we are concerned that it is still necessary to uproot parts of this greenery to facilitate the access points and the effects this removal along with a very lengthy construction project will have to our natural environment and the wildlife that reside within the adjacent fields.

Mitigation plans may replace the loss of some plantation but the overall character of the natural countryside is being eroded bit by bit in Celbridge.

5. Grounds

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

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No, I do not wish to request an oral hearing

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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



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Initials		Initials	
Date		Date	

Notes