



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

Elaine Breslin

(b) Observer's
postal address

18 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

Click or tap here to enter text.

(b) Agent's postal
address

Click or tap here to enter text.

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)

22313825

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

Ballyoulster SHD

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

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

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.)

Planning application reference no: [22313825](#).

Ballyoulster SHD.

My name is Elaine Breslin. I have lived at 18 Willow Crescent, Primrose Gate, Celbridge for the last 12 years and my house is the corner house immediately adjacent to the proposed development. I can literally see the farmers field through my kitchen & sitting room windows as well as all of the upstairs bedrooms. I have come to terms with the inevitable development of the fields as an educational belt for Celbridge which is arguably decades overdue paying particular attention to the permanent locations for some of our temporarily facilitated primary, secondary & special needs Educational facilities.

I struggle to put into words my disgust when I read through the proposal for the development which was very unsubtly nailed to a perimeter fence literally less than four metres from our front door a little over a month ago.

A proposed development with 344 residential units & I was waiting with bated breath to learn of the schools, amenities & improved road infrastructure which should surely accompany it...but alas to my absolute astonishment this detail was not in anyway or manner of means present.

This by now sprawling & fast becoming planning mess of a suburb has to be the worst facilitated town in the Country with regards to basic amenities per head. The infrastructure does not even come close to supporting the population we already have. It is a situation that can no longer continue when viewed with any form of common sense. It certainly shouldn't now be exasperated with a proposal of even more houses on greenbelt without any solid basic amenities. The town of Celbridge whose contribution of property taxes amongst other taxes is already relatively sky high is chronically short of educational facilities, road infrastructure & not to mention the Elephant in the planning room that is a second bridge to alleviate the gridlock that the town's residents have to face on a daily basis.

The bottom line here is I have no problem with progress in terms of housing but it absolutely has to go at the very least hand in hand with schools & amenities & arguably after such facilities are put in place.

I am submitting & outlining my Observations & concerns in representation of my family at 18 Willow crescent, Primrose Gate, Celbridge, Co.Kildare below where I Elaine Breslin am the owner of this property.

1. The proposed pedestrian entrance immediately to my front door & literally at my designated parking spots on our side of the Willow Crescent green area is of an alarming concern to me. The proposed entrance would open quite literally onto my front door. We have a very young family of four children under seven years of age. Any open entrance with such close proximity would pose a risk to their health, safety & statistically increases the risks of danger to the children from a predatorial perspective as well as the increased risk of abduction from a clearly vulnerable location. The massively increased footfall would almost certainly result in antisocial behaviour coupled together with litter pollution & noise pollution. The cúl de sac we live in is a secluded one at the back of our estate. The front of the estate already suffers from a huge litter problem at the Shinkeen Rd entrance where the small commercial spaces inevitably bring a lot of antisocial behaviour coupled together with burglaries & regular hold ups of the Tesco Express located there.

Being a proactive member of our residents association I know that neighboring estates have had to eventually erect gates to close off pedestrian entrances similar to the proposed one mentioned because of such behaviour. I insist that another inspection of the proposed opening be carried out with residents present to offer their advice & consultation on the matter.

5. Grounds

My husband Brian Bergin who is on the board of directors representing the residents of Primrose Gate in liaison with the management company "Smyth's Management Company" informed me that Kieran Curtin the applicant had contacted the OMC (Owners Management Co.) requesting permission for a pedestrian entrance at the site and the Management Company Directors have already voted to turn down this request. It beggars belief as to why the "proposed pedestrian entrance" is even printed on the plans? The sentiment was to protect the integrity of the estate & it's boundaries & the perimeter should remain intact as it was designed to be. For what is an estate if it doesn't have a proper & intact perimeter to define it?

2. My husband & I attended a public planning meeting many years ago with several TD's present as well as half a dozen local councillors amongst representatives of all of the local Residents Societies. At the meeting the said land was primarily promised & earmarked as an Educational Belt. We learned that it would be the long long overdue permanent location of a Primary school, Secondary school and a replacement building for St.Raphaels special needs. The Primary school prefabs are glaringly obviously no longer fit for purpose. They were not designed for a double decade occupation & when they arrived at this temporary solution no one could possibly have predicted such a scandalous period of time would pass before a permanent location would be forthcoming. The case is the same for the temporary secondary school prefabricated container blocks only in this instance time has not taken such wear & tare on them. Both schools cannot even meet the national average of children per classroom as it is...where could there possibly be any more nooks or crannies to educate the children of another 344 housing units?

The fact that there is proposed planning permission now for this huge number of unit's & absolutely no sign or concrete promise of the original proposed educational belt is an absolute disgrace. No foresight has been demonstrated here by the applicant as even to the most ardent campaigner for increased housing it is a clear case of putting the cart before the horse. Ridiculous to think that the school buildings have not even reached planning application stage! Celbridge needs amenities & facilities to cope with the growing population and I would plead for common sense to prevail in 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 only exasperate the situation.

3. The proposed pedestrian access point right outside my front door also has a massive fire hazard associated with it. I urge you to please see photographs attached. The proximity of the proposed opening is quite literally on top of access to firefighting capability points. The fire hydrant location drain & access is a couple of yards away as well as all of our house service points, water, electric, gas, sewage drainage etc etc & this is also the case for all of our neighbours...the path serves more as a house services provider & one has to wonder if any further increase in footfall in this location would be a wise move from a basic health & safety point of view. Regardless of the outcome of these observations the Management Company along with the Residents Association are currently investigating the legality of this possibility. It just doesn't make any sense to take that risk.

4. The proposed development is seeking to pave the way for the removal of a very densely populated hedgerow of native Irish wildlife. Throughout this year we have had the pleasure of buzzard hawks making this area their home. Again I would urge your offices to push for an indept wildlife impact study. I have observed these fields bursting into life at dusk & it is a wonderful sight to behold. It would be an incredibly harsh action to take to destroy their habitat without fair & due consideration to this wildlife corridor.

5. I have very strong reservations about a development proposal that has it's opening gambit littered with "receivership" "liquidation" before going on to tender for a seven year development plan! Surely common sense must prevail here the writing is on the wall it actually beggars belief that such a proposal can even be entertained & at the very least this proposal should be investigated with a fine tooth comb before any semblance of an agreement to proceed should take place.

6. The estate & surrounding fields are already built on a floodplain that even recently has tethered on the point of disaster. The local GAA club has annually been flooded & the proposal of this 344 unit development must be investigated further & in huge detail reference it's potential to further exasperate this already real flooding hazard.

7. This proposal should at the very least be postponed until Celbridge has it's second traffic crossing point bridge built.

5. Grounds

In summary & very simply put this proposal should not be granted planning permission until there is a guarantee that the schools & amenities already promised are at the very least built in unison with the housing units.

The proposed pedestrian access points at Willow Crescent should be very bluntly turned down on the basis of some very alarming health & safety concerns.

I genuinely believe that the above observations are very fair & reasonable concerns to understand.

I hope this meets with your kind consideration & approval.

I am,

ELAINE BRESLIN,
18 WILLOW CRESCENT,
PRIMROSE GATE,
CELBRIDGE,
CO KILDARE

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

☐

No, I do not wish to request an oral hearing

☒

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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FEM – Received		SHU – Processed	
Initials		Initials	
Date		Date	

Notes