

Jason Clarke  
40 Willow Square  
Primrose Gate  
Celbridge  
W23 HW52  
Co. Kildare



To whom it may concern,

With reference to Strategic Housing Development application number: 313825

Traffic.

- In relation to traffic in the area, as the entrances/exits for this proposed development will be on both the Shinkeen Road, adjacent to St. Wolstans Abbey, and Dublin Road, between Rye River brewery and Retronix, unless traffic infrastructure in the area, such as the still proposed second bridge, is greatly improved, this development will only make worse what can already be very congested traffic at peak times.
- Further access appears to also be required via Primrose Gate. As a resident of Willow Square, which is where a large volume of traffic could potentially access the development, this would be of great concern as there are a lot of children who play in the Willow Square area and any risk of accident would greatly increase.
- This access could also potentially create a rat-run for traffic accessing Hazelhatch estate which is to be avoided.

Public Transport.

- Unless a guarantee of greatly increase capacity of public transport in the area, which has only recently been *decreased* can be provided, this development would likely over stretch an already overburdened system.

Public Services/Amenities.

- Local GPs are already at capacity and appear unable to take on new patients.
- They are a severe lack of public amenities locally for children. This would further deteriorate if this development were to proceed.
- Creches/Primary schools in the area are at capacity. As the schools proposed in this development have yet to be approved, it would be foolhardy to proceed with the development until they have been.

Drainage/Light levels.

- Primrose Gate is already in a high risk flood area with 2 streams, one passing through, and a second surrounding, that have been prone to overflowing in recent years. As the development is to be built in an area that floods during heavy rain, an additional burden on the already overburdened local drainage could be catastrophic.
- Several houses in the Willow Square area will have this development facing directly onto their back gardens. As these are north facing, this would further decrease the natural light levels.

Sincerely yours,

Jason Clarke