



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

Lisa Bergin

(b) Observer's postal address

39 WILLOW GREEN, 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**

☐

## 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 SD

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

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

CELBRIDGE 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.)

My name is Lisa Bergin and I have been a resident in Primrose Gate since the launch of the development.

I have the following concerns in regards the proposed development:

1-Planning should be turned down until an indepth wildlife study is conducted

2-No formalised plan for schools and amenities in advance of houses being built. The currant infrastructure in Celbridge cannot accommodate any more houses. I am aware there is a need for housing but there are no facilities are being built in advance of the proposed housing schemes

3-No access point from Primrose Gate into any new development. The perimeter should stay in tact in all areas in Primrose gate with no walkways or driving access permitted. The residents association and management company have been in talks in relation to this so no access points should be outlined on the proposed development. Statistics and research have proven that walkways between estates leads to increased antisocial activity in these areas and many have been closed off or gates erected based on residents/community concerns.

4-Increased traffic via car, on foot or via electric means through the estate would lead to noise pollution and antisocial behaviour. This poses a threat to children enjoying the currant privacy in the estate.

5-Concerns over the flood risk associated with any build as we are currently listed as living in a flood plain for house insurances purposes.

I was unable to submit pictures I had to send

## 5. Grounds

Statistics have proven that any entrance linking a green area into a Private estate or linking two estates would pose a threat to our children's safety. It would also increase footfall resulting in noise and litter pollution, antisocial behaviour and potential increased thefts.

## 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



**For Office Use Only**

<b>FEM – Received</b>		<b>SHU – Processed</b>	
Initials		Initials	
Date		Date	

**Notes**