



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

MEABH RYAN

(b) Observer's postal address

21 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

☐

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.)

AS A RESIDENT LIVING IN WILLOW CRECENT IN PRIMROSE GATE
ADJACENT TO THE PROPOSED DEVELOPMENT, I HAVE THE
FOLLOWING CONCERNS:

1-The proposed pedestrian entrances on both sides of Willow Crescent green is extremely concerning 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. As a parent of young children and I am sure I can speak for the parents of all the children that play on the green, access to our cul-de-sac is a definite no. I am also aware that the estate management company has said no to this.

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.

The current infrastructure in Willow Crescent could not accommodate any increased footfall whether by car or on foot. Any increase in cars also poses a risk to children playing safely as a number of houses have no front garden hence the green area and the pathways surrounding this are essential for children to play in a safe and established environment. Electric scooters,bikes etc pose further risk as these are now a common form of transport for all ages.

I would suggest another inspection of the proposed openings is carried out.

2-No change to any the perimeter in Willow crescent or the estate as it is a private estate

3-Planning should be turned down until an indepth wildlife study is conducted.
Hedgehogs, foxes etc are commonly seen in Willow Crescent. These animals are being pushed from their natural habitat.

4-No formalized plan for schools as expected. It was my belief three schools were to built in that field. The proposal should be turned down until schools and amenities are built first.

5-Noise pollution from build as working from home.

5. Grounds

6-Concerns over the flood risk associated with any build as house insurance is already impacted due to the fact we are currently living on a flood plain

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

FEM – Received		SHU – Processed	
Initials		Initials	
Date		Date	

Notes