

Proposed Strategic Housing Development on Dublin Road/Shinkeen Road,
Celbridge

Reference number: 22313825

My comments and observations are as follows:

- (1) In phase one of this plan, it is proposed to build 344 Houses, Duplex and Apartments. My concern is that of the 344 builds, 214 are apartments and Duplex with no detail as to how high these 214 builds will be. Apartment and duplex overlooking and in close proximity to Primrose Estate will lead to the privacy of residents of Primrose Gate being eradicated and could become an unacceptable unattractive place to live.
- (2) The area of the proposed development is a flood plain. My concern is flooding and flood overflow to its neighbouring Primrose Gate estate. There are no assurances that there will be no flood damage to Primrose Gate properties and increase of house insurance as a result.
- (3) This Housing Development proposal is the 5th large development in the past 5 years in the area of Celbridge Village. Planning is being sought with no consideration to the increased footfall in the area that goes with another development of this size. Our transport system as it stands is not robust or frequent enough to accommodate the extra footfall into the area, and as it stands is currently under pressure and gridlock. Our roads and paths on the Dublin Road entrance to this development are so narrow it cannot safely accommodate all the extra cars, bikes and pedestrians and there is potential danger to the public as a result. The increase of Co2 emissions from gridlocked traffic around the Celbridge village goes against the countries efforts to reduce climate change and reach our targets set out by the EU.
- (4) Celbridge amenities have not been developed in any form to accommodate all the new developments that are ongoing in the area. With this new proposed development, we can see a pattern being formed. No concrete proposals or plans to increase sport amenities, no increase of local childminding facilities, delay of 1- 2 years before a planning application will be submitted for the proposed school, no plans to improve or increase the public transport before any build commences. These very important issues will cause gridlock in all aspects of people's lives.
- (5) This area is full of wildlife, hedgehogs, being one protected species, that can be seen regularly coming from the proposed site. Trees which are hundreds of years old are being destroyed on the main Dublin Road to be replaced by an entrance to the new development and the developers feel a small green area within their own complex will replace such beauty and maintain Ireland's efforts to deal with Global climate change and meet our targets.

- (6) The proposed 2 pedestrian entrances at Willow Crescent, Primrose Gate cannot be allowed. Willow Crescent is a small cul-de-sac which was never designed for extra traffic or increase in footfall. The houses in this cul-de-sac have no front gardens, therefore the only outdoor area our children have to play is on the road and our own green area. Opening entrances to the new development will infringe on the safety of our children with potential accidents. Access to these entrances will generate extra traffic into this small cul-de-sac, with traffic turning, fast electric scooters and bikes going into the development from Primrose Gate side. Extra parking which will block entrances to houses as there is limited parking spaces available to its own residents. Access being sought is directly on the footpath outside our front doors which will lead to increase in noise day and night and potential anti-social behaviour, along with increase of CO2 emissions right outside our windows.

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Primrose Gate

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