



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

Mary Kinsella

(b) Observer's postal address

46 Willow Square, Primrose Gate, Celbridge, Co Kildare, W23WY93

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

☒

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)

22 313825

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

STRATEGIC HOUSING DEVELOPMENT: for a seven year planning permission, on lands at Dublin Road and the Skinkeen Road, within the townlands of Donaghcumper and Ballyoulster, Celbridge, Co. Kildare.

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

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

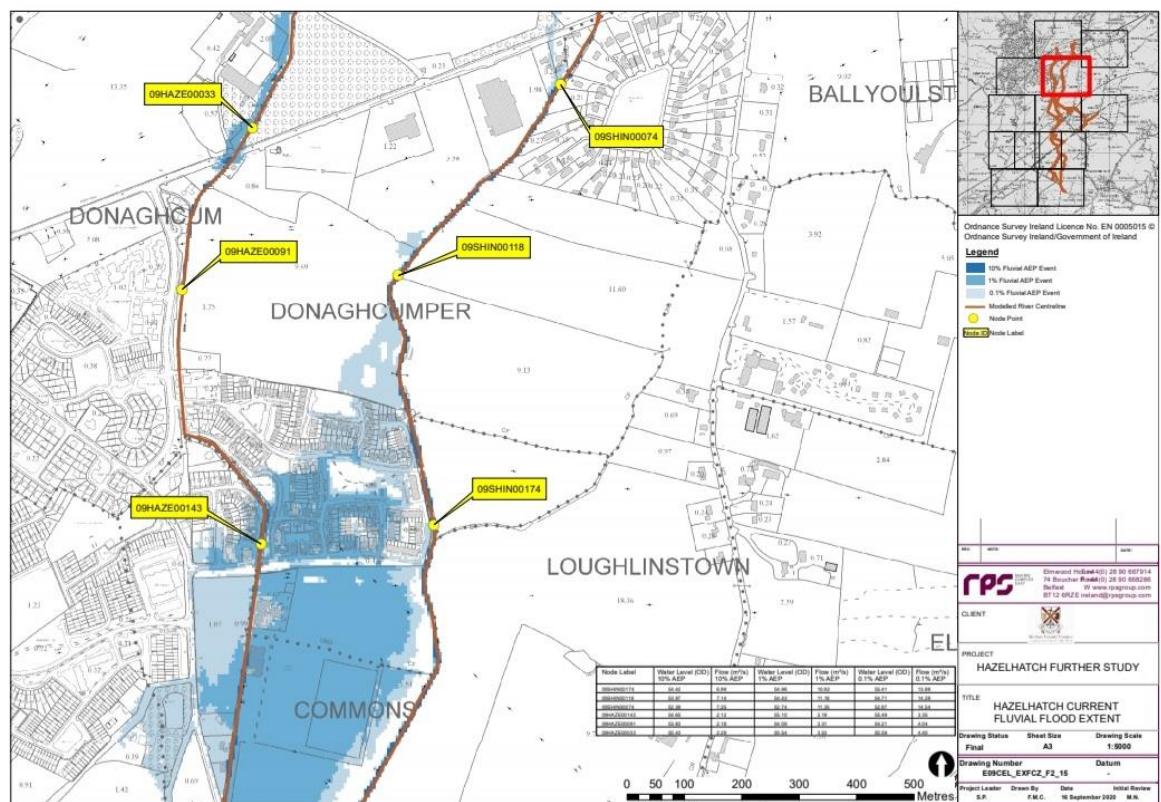
HOUSING DEVELOPMENT: for a seven year planning permission, on lands at Dublin Road and the Skinkeen Road, within the townlands of Donaghcumper and Ballyoulster, Celbridge, Co. Kildare.

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.)

The proposed development would be built on a flood plain, putting the development itself, and that of Primrose Gate behind it, at higher risk of flooding due to the additional burden put on the drainage system and surrounding waterlogged area.



There is insufficient infrastructure in place with proposed road access placing an additional burden on both Shinkeen Road, and the Dublin Road, which are unsuitable for the expected volume of traffic. This would further overburden the road network in Celbrige, which struggles to accommodate the existing volume of traffic.

5. Grounds

There are insufficient school places available in Celbridge to accommodate the current population. Additional housing, and the associated number of school-goers, would further overburden the school system.

There are insufficient doctors in Celbridge to facilitate the current population meaning that additional population would have to look elsewhere for medical practitioners.

The area is currently home to a rich and diverse ecostructure. Construction on the lands would remove the habitat of a large number of native wildlife and plants.

The developer is seeking access to the Primrose Gate estate which would compromise the security of the estate and allow for unnecessary pedestrian access to a private estate.

5. Grounds

--

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