

An Bord Pleanala

64 Marlborough Street,
Dublin 1,
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From Michael Collins

399 Ballyoulster
Celbridge, Co. Kildare

21st July 2022

Ref: Observation in respect of SHD application 313825:

Description: 7 year permission for 344 no. residential units (130 no. houses, 214 no. apartments), creche and associated site works. Lands at Dublin Road and the Shinkeen Road, within the townlands of Donaghcumper and Ballyoulster, Celbridge, Co. Kildare. (www.ballyoulstershd.ie)

In respect of the above application for 7 year permission for 344 no. residential units, I would like to state initially that housing of good standard is welcome in the environs of Celbridge.

The area designated for development was outlined in Celbridge Local Area Plan 2017 – 2023 KDA2 Ballyoulster. [Draft Celbridge Local Area Plan 2017-2023 \(kildarecoco.ie\)](http://kildarecoco.ie)

Road access should not encroach on existing hedgerows and boundaries and should take care to provide for sufficient turning points in case of vehicular access so as not to cause traffic build up.

Permeability and road access should be put in place at the boundaries of the KDA site and at the back of the existing Ballyoulster housing estate.

There would be a need to retain emergency services road access and L road should be detailed for the rear of Ballyoulster to prevent it from being landlocked in the future.

As there is such a site for a three School campus and the requirement for utility and emergency vehicles to have good access to the site, it is imperative that road access is put in place at the boundary of the KDA. Some road access exists but it is clear that the rear access to houses at Ballyoulster should not be landlocked or bounded by walls.

Sincerely,

Michael Collins

Michael Collins &
Ray Collins

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