



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

Michael Kellymor

(b) Observer's postal address

23 WILLOW RISE, PRIMROSE GATE,  
CELBRIDGE, CO. KILDARE W23Y263

### 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**

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## 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

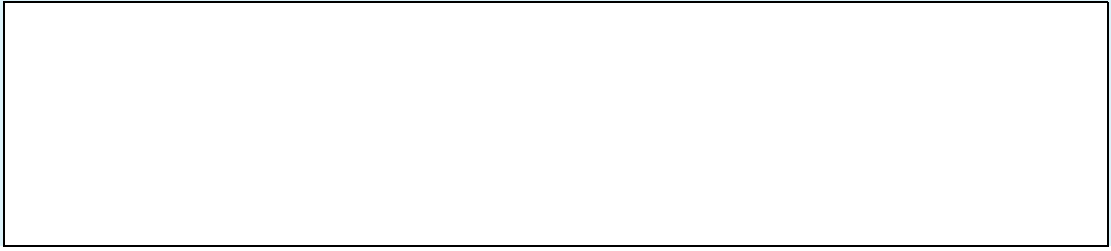
Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word** limit as the box expands to fit what you write. You can also insert photographs or images in this box.

(See part 6 – Supporting materials for more information.)

As a longstanding resident in Primrose Gate and Celbridge, I am proposing the following arguments against the above Planning application.

1. The proposed development shouldn't be granted planning permission until the schools & amenities are built first.
2. The proposed development should be turned down until the road infrastructure is vastly improved in the local area.
3. The area around the proposed site regularly floods & it is common knowledge that it is on a floodplain.
4. The development will destroy the wonderful wildlife that is abundant in that area. Concerns have been raised with the National Park and Wildlife services.
5. The proposed development is being made on behalf of a company in receivership & liquidation & permission for a seven year window is sought. This in anyone's estimation sounds like a very poor foundation from which to seek approval.
6. The proposed development will almost certainly bring increased anti social behaviour to it's annexing estates. No access should be provided in Willow Crescent or within any perimeter surrounding Primrose Gate given the close proximity of houses to proposed perimeter. This will have a negative impact in what is a very quiet and secluded cul-de-sac with many young families.

## **5. Grounds**

A large, empty rectangular box with a thin black border, intended for a drawing or detailed notes related to the 'Grounds' section.

## 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**

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## 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**