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Celbridge

Co. Kildare

W23PE89

To whom it may concern,

Please find below my observations on the Case Ref; 311 958 SHD Ballyouster

Please understand that I have no objection to houses being built but the problem I have is the lack of infrastructure, services and amenities that are currently in Celbridge before this development is built. This is only the first phase and it will add to the negative and stressful life that Celbridge has become.

Using the table of Hierarchy, Population & Housing Unit allocation 2020-2023, it states that the projected dwelling target from 2020-2023 is 603. The numbers that I have are from 2019-2022(July), 1375 number of houses have received planning permission to build. This well exceeds that target. How is this 'Moderate sustainable growth town' suppose to deal with that huge expansion of population. They have exceeded their 10% growth rate.

To the wider area of Celbridge, these are my following observations

#### 1) Road Safety

- i) Traffic generation
- ii) Road access to residential and school, inadequate filter lane space to ensure smooth traffic flow on the Shinkeen Road hence blocking up all of the estates the use the Shinkeen road.
- iii) Are people going to use the Shinkeen Rd as an undesignated drop off for these school hence interfering with the flow of traffic on the Shinkeen Road?
- iv) Unsafe cycling conditions for any cyclist. The bridge going over the river Liffey to the Main St is extremely dangerous and currently kids must go on the pedestrian bridge to safely cross. (Hopefully not knocking into any pedestrians on this bridge)
- v) The current traffic load is so heavy through Main St., that it is quicker for me to drop my son by going through Leixlip (neighbouring town).
- vi) We are still awaiting a new bridge. Can this not be built before more housing estates?

#### 2) Amenities and services

- i) The primary school and secondary schools that are supposed to be moved to this site are at full capacity. The primary school is currently renting their land. Their school is inadequate for their needs, they even must use the Local GAA club for their PE as they don't have that facility. The secondary cant expand any more. The school for St Raphael is urgently needed too. As having worked in this establishment and I have seen how unfit for purpose that this school is. It is putting the children and the staff at risk.

- ii) Playground. There's is one public playground in all of Celbridge. This is quite small and only caters for the younger children. Its also on the far side of Celbridge and driving is the only option as it is too dangerous to cycle.
- iii) There are zero public playing fields in Celbridge, there are all own by private clubs (During Covid, all of these were closed and there was no where for people to practice) You are not allowed play any ball games in Castletown estate.
- iv) There is currently not enough GPs in Celbridge. I must wait weeks for appointments.
- v) There are not enough professionals in the Primary care centre to deal with the current patients. There is a lack of psychologists, speech therapists, O.T.s and physios. We always had to go private to get any services for my children.
- vi) Reliable direct bus services to the city centre and suitable bus stops. The bus stops on the Dublin Rd (heading to town) are currently unsafe (the pathway can only take one walker and no room for people waiting so you must step on the road) and the increase that this development would add to the dangers of these passengers.
- vii) We have no full time garda station. We must use Leixlip, which has a smaller population that us. I don't understand the logic in this.
- viii) There is no swimming pool in North Kildare. We must go to Stewarts in Palmerstown for lessons.

The immediate impact to me and my family:

- 1) Pedestrian Gate access from our road
  - a) Loitering of individuals and antisocial behaviour
  - b) Noise and disturbance from users
  - c) Road safety due to extra cars when the road isn't designed for them and there's not enough parking for the homeowners let alone visitors.
- 2) Will there be smell from the percolation area?
- 3) Loss of trees and hedgerows. We have a wonderful selection of wild animals that come to visit our green and houses. What will be done to help these animals, some of them are protected.
  - a) Hedgehog
  - b) Foxes
  - c) Heron
  - d) Buzzard
  - e) Pygmy shrews
- 4) Flood plane
  - a) The initial planning for the schools on a different site was refused due to the flood issue and the impact on the surrounding properties yet it doesn't seem to be an issue here. According to the documents, the survey was only done on the residential site and not the educational.
  - b) They moved their houses but what impact will that have on our houses. Will it increase the ground water table here. During the winter months, our back gardens are waterlogged. I'm fearful when the new houses go in, that due to all of the concrete surfaces that it will impact my house. Currently certain insurances wont insure my house due to the water issue.
- 5) Allotments, who will take care and maintain these. Will they end up run down and unsightly?