

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

Paul & Caitriona Reilly

(b) Observer's  
postal address

9 Willow Crescent, Primrose Gate, Celbridge, Kildare.  
W23 VY43

### 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

N/A

(b) Agent's postal  
address

N/A

## 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)

311958-21

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

343 no. residential units (123 no. houses, 220 no. apartments), creche and associated site works.

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

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

Lands at Ballyoulster, Celbridge, Co. Kildare.

## Observation details

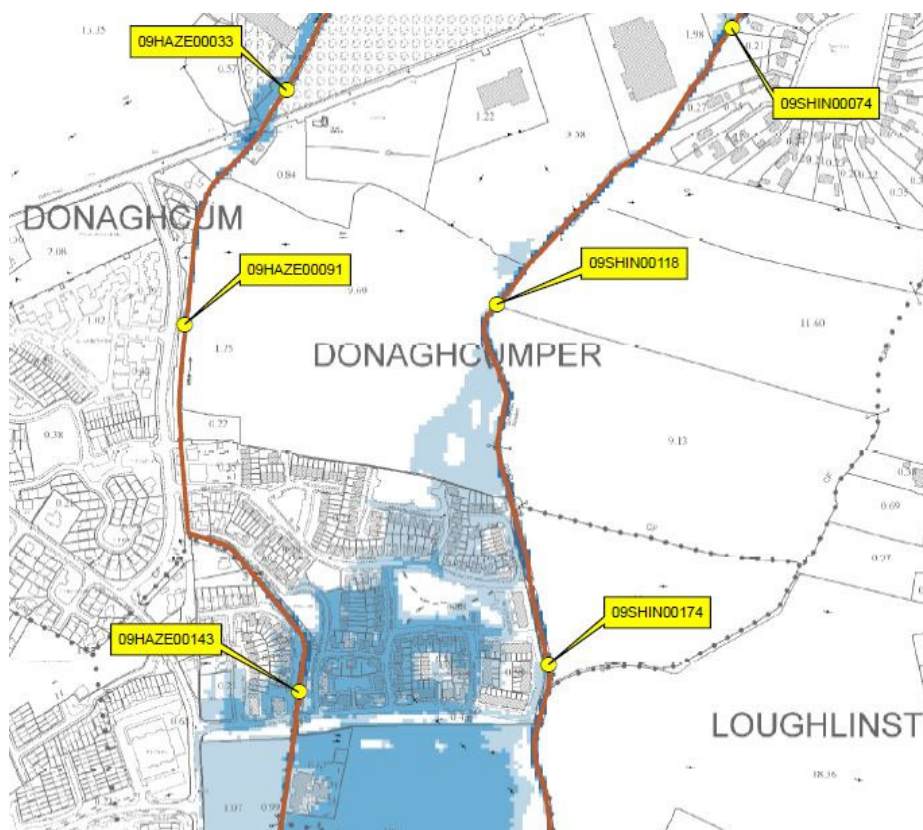
### 5. Grounds

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.)

I would like to make the following observation on the above mentioned SHD application to the Lands at Ballyoulster, Celbridge, Co. Kildare.

#### Item 01 – Flooding Risk to Existing Houses



As evident in the Hazelhatch Present Day Fluvial Flood Extent Maps Primrose Gate housing estate lies on a Flood plain. We have experienced a number of instances of flooding in the estate in the past, resulting in residence been unable to get flood cover on their home insurance policies. I am concerned the removal of a green field site, which provides well needed soakage for the area, will be detrimental to the resident of Primrose

## 5. Grounds

Gate and will now have an increased risk of flooding. From reviewing the Site-Specific Flood Risk Assessment (SSFRA) they were more concerned about the impact of flooding on the proposed development and not really considered about the impact it will have on the existing houses.

It also does not consider the future schools to be built on the site to the north of the new development which would increase the amount of hard landscaping in the area and again increase the risk further of flooding to the existing houses.

Another reason for concern is that both the existing rivers will require to pass through a new culvert under the new road through the site, which could create a pinch point in the river during flooding again increasing the risk of flood to the existing houses.

### Item 02 – Settlement Hierarchy

Under the Kildare County Development Plan 2017-2023 the target housing figure for Celbridge set out in Section 3 ‘Settlement Strategy’ and Table 3.3 was 603 new dwellings.

**Table 3.3 Settlement Hierarchy – Population and Housing Unit Allocation 2020-2023**

Settlement Type	Towns / Villages	2016 Census Pop	2016 Dwellings	Allocated Growth (%) 2020-2023	NPF 2026 Pop Growth in persons	NPF 2026 Pop Growth in housing units	Population Growth 2020 to 2023 (annualised from 2026 NPF Figures) <sup>6</sup>	Dwellings Target 2020 to 2023
Key Town	Maynooth (MASP <sup>7</sup> )	14,585	5,171	10.9%	4,291	1,533	1,839	657
	Naas	21,393	7,726	14.9%	5,866	2,095	2,514	898
Self-Sustaining Growth Town	Newbridge	22,742	8,260	11.6%	4,567	1,631	1,957	699
	Leixlip	15,504	5,524	10.2%	4,016	1,434	1,721	615
	Kildare	8,634	3,158	4.7%	1,850	661	793	283
	Athy	9,677	4,281	4.8%	1,890	675	810	289
Self-Sustaining Town	Celbridge	20,288	6,969	10.0%	3,937	1,406	1,687	603
	Kilcock	6,093	2,212	4.0%	1,575	562	675	241
	Monasterevin	4,246	1,706	2.6%	1,024	366	439	157

There has been a number of Strategic Housing developments and planning Applications approved over the last number of years

- SHD ABP Ref.: 303295-18 – 251 No. Residential Units; Shackleton Road, Oldtown, Celbridge
- SHD ABP Ref.: 306504-20 – 372 No. Residential Units; Townland of Crodaun, Celbridge
- SHD ABP Ref.: 307100-20 – 467 No. Residential Units; Lands to the West side of Maynooth Road (R405) and North of Kilwhogan Stream, Crodaun, Celbridge

## 5. Grounds

- Planning Ref 181481 / ABP Ref.: 305886-19 - 58 No. Residential Units; Newtown Townland, Celbridge
- Planning Ref. 191282 – 75 Residential Units; Phase 3, Oldtown Mill Celbridge.
- SHD ABP Ref.: 312958-22 - 152 No. Residential Units; Shackleton Road, Ballymakealy Upper, Celbridge (*Awaiting response from An Bord Pleanála*)

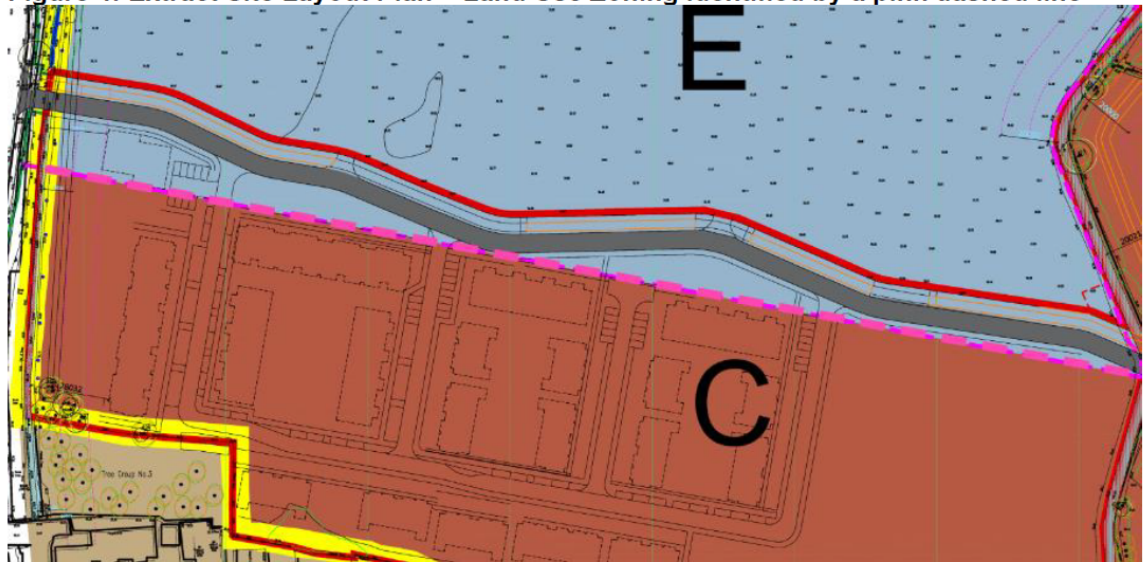
That is a total of 1375 No. Residential units in Celbridge which does not include the proposed 343 Residential units within this development which is well over the 603 units proposed in the Kildare County Development Plan 2017-2023.

We have been promised school buildings, second bridges, swimming pools, playgrounds, etc., all the facilities that are badly needed in Celbridge but all we seem to get is more and more houses this needs to stop now.

### Item 03 – Zoning of the Development Site

The new Access Road serving the development is entirely on lands Zoned E; Community and Educational. Why is a road that is to serve both the Residential and future Educational facilities not space equally across both sites?

**Figure 4: Extract Site Layout Plan – Land Use Zoning identified by a pink dashed line**



Source: OMP Design Statement

*Proposed Access Road*



## 5. Grounds

They state within the application that they have engaged with the Department of Education and have a letter from the Department noting that the lands reserved for the schools is sufficient to meet their current requirements and potential for further expansion/capacity if necessary. However, further down within that correspondence it notes that the Department have not even appointed a Design Team for this project. How can they determine the site is large enough for these schools when they have not looked into the site themselves? They also state that the lands reversed for the schools have increase from 6 ha to 7.2 ha due to lands previously marked for the extension of the cemetery been give back to the schools. From talking to local councils this is not the case. The cemetery is almost at capacity and requires a new car park, to avoid cars parking along the very busy Dublin Road, is still required to go ahead.

### Item 04 - Access to Willow Crescent from the new Development



Within the Application they have suggested potential future connections through Willow Crescent to be facilitated by the Planning Authority. As a resident of Willow Crescent, I would be strongly against this proposal. Willow Crescent is a small cul-de-sac and is not

## 5. Grounds

designed to accommodate the increase in foot fall or traffic that would come with the opening up of the fence through to the new development. The Applicant did not make any contact with the residences in this area to discuss either the potential future Access or the development itself. It is clear from the locations chosen of the future access points, they did not come to review the area, as one of the access points is straight through a resident's driveway.



### **Item 05 – Liquidation, Receivership and the currently under the control of NAMA**

I have concerns regarding the ability of the Developer to deliver the scheme in full and with the ownership of the lands. The Developer, Maplewood Developments, is currently in Liquidation and in Receivership and under the control of Kieran Curtin. We have also been informed by a local councillor that the lands are currently under the control of NAMA. How can a company who do not own the land, who are in Liquidation and receivership be allowed to apply for a SHD application?

### **Item 06 – Junction onto the Shinkeen Road.**

I do not feel a signal-controlled junction staggered with the entrance into St. Wolstan's Abbey is right for this road. The Shinkeen Road is just over 500m in length and has a Signalled Junction with the Dublin Road, a set of pedestrian lights at the Entrance into Primrose Gate and finishes with a T Junction at the Hazelhatch Road. It contains 5 existing entrances into other Housing Developments, and 2 further entrances into an existing house and a service entrance into the rear of the shopping Complex.

## 5. Grounds



Adding a staggered signalled junction to this road, which is less than 150 meters from the existing lights on the Dublin Road plus the increased number of cars on this road due to the new development and the future schools will make it very difficult for existing residents get onto the Shinkeen Road. This will also increase the likely hood of traffic jams on the road due to the extremely small right turn lane onto the new road from the Shinkeen road.

### **Item 07 – Bus Stop to Dublin Road**

The bus stop on the Dublin Road (Bus Stop ID: 3935) currently is not fit for propose and is a safety concern for the residence of the area. The path is less that 1100mm wide and when people are standing waiting on the buses, other people walking past are forced to step down onto the road to get past. Adding more people to this bus stop will make this situation even worse and a potential accident waiting to happen. This bus stop is served by the C4, X27 and the 120, all of which are the main commuter busses into Dublin City.



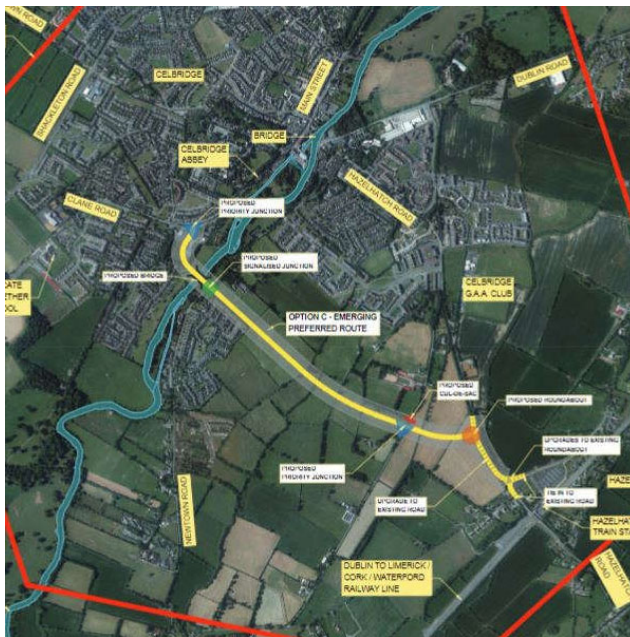


## 5. Grounds

### Item 08 – Proposed new Schools buildings

As previously stated in this observation the Department of Education have not yet appointed a Design Team for the 3 New Schools zoned to the north of the proposed Site. St Patrick Primary school, Celbridge Community School and St. Raphael's Special School are all to eventually move into this site. These schools, all badly require new buildings as their current situations are not fit for purpose. There are kids living in Celbridge whose entire education from Primary through to Secondary school have been in Pre-Fab buildings. I have heard from Teaching Assistance in St Raphael's the horrific condition their school is in and that it is not fit for purpose and that they have now had to reduce the number of children they can accept into their facility. I feel that it should be conditioned that all these schools should be built on this site prior to any further housing added into the Celbridge area.

### Item 09 – Second bridge in Celbridge



For years we have been promised a second bridge in Celbridge but yet has not happened. The current proposal above is under consideration with Kildare CoCo but my understanding is this is still under consultation. The current bridge in Celbridge was constructed back in 1780 and was built literally for "horse and carts", and now carries several thousand motor vehicles per day across the river, as well as pedestrians. With most of the facilities in Celbridge on the North side of the Liffey adding more residences to the South side will increase the flow of traffic across this bridge. Again, I strongly feel it should be conditioned that the second bridge in Celbridge should be in place prior to any further housing been added into the Celbridge area.

## 5. Grounds

### Item 10 – Construction Site and Maintenance

Having reviewed the other SHD developments in the Celbridge area and talking to residents closely attached to them they have raised some points of concern. The first is the Construction Traffic and the poor management of access onto the sites from the main roads which end up causing a lot of traffic in the areas. The second is the general upkeep of the adjacent areas. Dust and muck being dragged out onto the Main roads by trucks delivery and removing soil from site. The third was the noise of all the work and the time the work would start on site in the mornings. With a lot of the site being next to existing houses a restriction on working hours should be enforced.

Not only will these issues apply to the initial phase of the Resident scheme but then again for the construction of the schools. If this development does get approval, I would like these items on traffic, general upkeep and working hours added into the conditions and that any breach to these conditions has a serve financial penalty and that the Residential scheme is linked with the construction of the schools to try and minizine the impact of the construction on the local residence to a single period of time, and not spread out over years.

### Item 11 – Conservation of Wildlife in the Area

From reviewing the proposed landscape drawings, it appears a large portion of the hedgerows around the area are being removed. We have a lot of wildlife that appear on our green throughout the year from hedgehogs, foxes, pygmy shrews whose homes are within these hedgerows. We should be looking to maintain as much of these as possible. We also have a large number of birds and bats that you see flying around the area, we even have a White-Tailed Eagle who has take up residence on one of the trees on the Green. This construction work will have a negative and detrimental impact on these animals.



## 5. Grounds

### **Item 12 – Vacant Properties in Celbridge**

I read in a recent article that there are an estimated 1,600 vacant properties in County Kildare. Unfortunately, I was unable to find the breakdown of these 1600 properties to see how many there are in Celbridge, but I am aware of 9 vacant properties and 8 unfinished housing units in Primrose Gate alone. I feel we need to stop developing up more and more green field sites and bring back these vacant properties onto the market.

### **Item 13 – Lack of Facilities and Amenities in the Area**

Celbridge, for its population is severely lacking in local amenities.

Doctors and dentists seem to be at capacity and are not taking on any new patients.

Currently it takes 2 to 3 working days to get an appointment with your doctor and it can take weeks to get an appointment with your dentist.

Celbridge Garda station is currently only open for one hour a week. All phone calls to the station are forwarded to Leixlip station, which is a substantial area in itself. We had an incident in front of our house, where a drunk driver drove up onto the green in his vehicle while children were playing. It took 2 and a half hours for the guards to respond following multiple phone calls. We were repeatedly told that there were no cars available in the area. Guards, Doctors and Dentists are very essential services and with all the additional housing already approved in Celbridge, adding more houses will only make these problems even worse.

Primary schools in the area have had to take on 3 or 4 full classes of junior infant's students starting in September. This puts a great strain on these schools and their resources. If this trend continues the existing schools will quickly run out of space as the children progress through the years.

Since St. Raphael's swimming pool closed, there are no local swimming lessons available. This had a huge impact on families as a large number of children took part in lessons there every day of the week. Swimming lessons have proved extremely difficult to find due to the large numbers who require them. Our family currently have to travel to Naas to avail of a family swim as this is the only pool available to us.

A public swimming pool would be hugely beneficial to all age groups and families in Celbridge.

Celbridge only has one public playground, which is minimal both in size and in content. I know our children and many others tire of it quickly because of the minimal options available. More often than not, the younger children can't make use of areas within the playground due to the large number of teenagers who hang out there. These teenagers

## 5. Grounds

through no fault of their own have nowhere else to go. They need age-appropriate facilities for them to socialise in also, such as seated areas to hang out, skate parks, basketball courts, public football grounds and the like.

While there are a number of sporting clubs locally, Currently it is difficult to join them as many of them have long waiting lists. Our boys had to join the waiting list for their Athletics club and Gymnastics club, two highly beneficial activities for young growing bodies and minds. These kinds of activities should be easier accessed by the larger population.

While the application notes Castletown house and the surrounds area as a local amenity, these lands are owned by the OPW not the local council. Local residents only have Right of way to walk these lands. While this is a beautiful place to walk around, this is not a council owned park. It does not have public pitches, playground, skate park etc and as long as the land is owned by the OPW, it never will.

Finally on a personal note, as a resident of Willow Crescent whose house looks out onto the site of the proposed development, I will be extremely sad to see the field gone, however I do understand that in Celbridge we need to build more schools and that Ireland is currently in a housing crisis and we need to build more houses. However, I will note that building houses without the proper planning is not the answer. All we have to do is look back to our recent past to the likes of Ballymun, Tallaght, Darndale, Moyross, etc., where we built all this residential units without facilities to accommodate them.

I want you to understand I am not saying “No” to Housing, I am saying “No” to no more Housing until we have the Facilities and Amenities in place to accommodate them.



## 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**

<b>FEM – Received</b>		<b>SHU – Processed</b>	
Initials		Initials	
Date		Date	

**Notes**