



# 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:

Peter King

(b) Observer's postal address 27 Willow Square Primrose Gate Celbridge Co.Kildare

## 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**

☐

## 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

313 825

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

Strategic Housing Development

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

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

Donaghcumper/ballyulster

## 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.)

My observations on the new development are that with exits onto the Shinkeen Road, and also the Dublin Road, and with no new infrastructure in place to accommodate all the extra traffic this will provide, it is not practical to build all the proposed houses and apartments until there is better infrastructure in place.

The public transport system also would not be able to take the extra volume of customers from additional housing as they are already full to capacity due to the fact that there are not enough buses or trains currently running.

There are also not enough amenities for children in the celbridge area and there are also insufficient places in creche's, primary schools, or secondary schools, for people already living in the celbridge area, also the GP's in celbridge will not take on any more patients as they are also full to capacity.

With Primrose Gate already built on a flood risk area, the field directly behind us, where the proposed development is to be built, floods when there is heavy rain. With 2 rivers, one running either side of the estate, and with the burden of new development, it is likely to reduce drainage further, increasing the risk of flooding.

## 5. Grounds

It will also impact the natural light on some of the houses in Primrose Gate as they have north facing gardens. Additional construction has the potential to further reduce the natural light.

What is going to happen to all the wildlife that currently resides in these fields? There is a large and diverse amount of wildlife facin the loss of their natural habitat should the proposed development be allowed to proceed..

## 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**