Our Case Number: ABP-317767-23

An Bord Pleanála

Katie Quinlan
21 Chelmsford
Celbridge
Co. Kildare

Date: 29 September 2023

Re: Proposed construction of 39 residential units, widening of Pausdeen Bridge and all associated site works.
Newtown/Ardclough Road, Newtown, Celbridge, Co. Kildare.

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

As there is no fee associated with submissions for this application type, a refund of €20 will be issued to you under separate cover.

Please note that the proposed development shall not be carried out unless the Board has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Board at laps@pleanala.ie

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Eimear Reilly
Executive Officer
Direct Line: 01-8737184

AA02

Teil	**Tel**	(01) 858 8100
Glao Áitiúil	**LoCall**	1800 275 175
Facs	**Fax**	(01) 872 2684
Láithreán Gréasáin	**Website**	www.pleanala.ie
Ríomhphost	**Email**	bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Planning Observation Submissions to An Bord Pleanala

Executive Summary

On 30th of August, residents of Chelmsford met in conjunction with the residents committee to review the planning notice from KCC Proposed construction of 39 residential units, widening of Pausdeen Bridge and all associated site works at Newtown/Ardclough Road, Newtown, Celbridge, Co. Kildare - Section 177AE of the Planning and Development Act 2000 (as amended). There are 38 houses in Chelmsford. The majority allowed the sub committee to gather relevant information to provide an observation to An Bord Pleanala.

See Appendix 1 List of Attendees.

There are genuine concerns from the majority of residents and below are the high level issues in 6 main areas.

a) Flooding
b) Road Safety and Pausdeen Bridge Widening
c) Archaeological
d) Land Permission
e) Infrastructure
f) Ecological

All of the areas above have an effect on the guidelines issued when submitting observations to An Bord Pleanala as shown below:

1. The implications of the proposed development for proper planning and sustainable development in the area concerned,
2. The likely effects on the environment of the proposed development,
3. The likely significant effects of the proposed development on the European Site if carried out.

a) Flooding

Observations:

Insurance: Many residents of Chelmsford estate cannot get flood insurance, so how will the new 39 residential units get this critical insurance? Who pays for any future flood event?

MRFS: Tobin Consultants chose to use the Medium Risk Future Scenario instead of the High Risk Future Scenario in a flood plain which doesn't seem realistic.

CFRAM: Identifies the wider area as a flood zone with part of the site actually in the flood zone

Historical Flooding: Local Residents believe that Tobin Consultants view that the most recent event in the area in 1954 is inaccurate and flooding occurred in 1993, 1998 and 2000

Ground Flooding: Residents believe that Tobins view that the site will not flood due to groundwater may be inaccurate with evidence to show the site saturated. This also throws into question the location of the SuDs and their effectiveness.

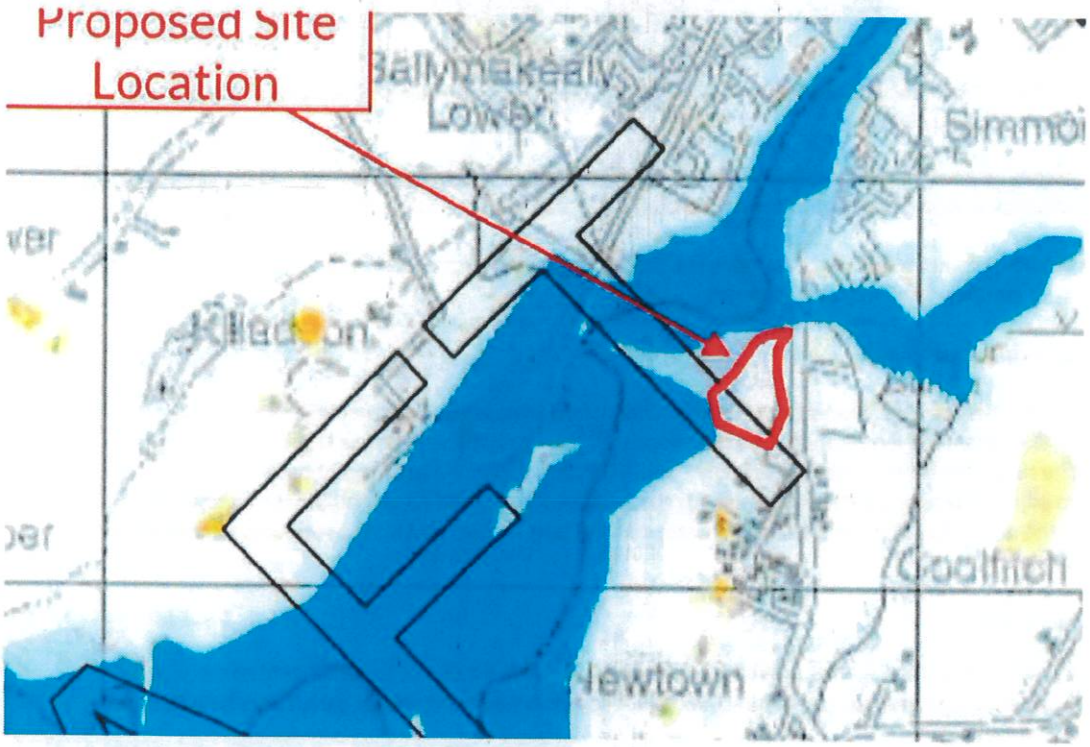
PFRA: Tobin report highlights the OPW Preliminary Flood Assessment (PFRA) and clearly state themselves that there is flooding in the southwest corner of the site.

Outdated Maps: Chelmsford Manor does not appear on any of Tobins utilised maps

Very little tolerance: The predicted high water level of the site at 09LIFF02820 and 0.1% AEP is 52.95m. However evidence shows water further into the site. The Topographical survey indicates a Northwestern Fall

with levels varying from 53.80 to 53.0m OD at the Northwestern Edge. Are we to assume therefore that it was the illegal dumping which has helped to raise the site? Also 5cm clearance from a map without empirical current site data is hardly reassuring as good tolerance to flooding.

Sequential Approach to flooding: The sequential approach to flooding outlined by Tobin in section 3 clearly states the number 1 objective is to "Avoid – preferably choose lower risk flood zones for new developments". The residents believe the site is not low risk. That is obvious to all locals who can't get flood insurance in the area. Tobin believes the site to be in Flood Zone C, without additional local knowledge it seems. Tobin also deem the development appropriate for the Highly Vulnerable category and critically state that no further assessment is required. The residents feel additional assessment is required.



b) Road Safety and Widening of Pausdeen Bridge

Observations

Remedial Works: Pedestrian crossings have been recommended for Chelmsford without consultation.

Outdated Information: The consultant maps do not show Chelmsford Manor and are out of date.

Road Traffic Collisions Data: Bruton consultants are using outdated road safety information from 2016.

Selective Approach: Bruton consultants only reviewed the road to the south of the site and no further than Pausdeen bridge.

Road Traffic Collision Actual: There have been serious injury collisions within 300m of the site that have been omitted by Bruton since 2018.

Bus Stops: Children in Chelmsford, Chelmsford Manor, the New Council Estate and the proposed new Council Estate (site) use private bus transfer to primary and secondary school. There are no dedicated safe places for the bus to stop.

Previous Refusal of Planning for Hill Rock Housing Estate: An Bord Pleanala rejected planning permission for a new estate 300m west of Chelmsford based on road safety concerns which was overturned in 2018 and the estate was subsequently purchased in full by KCC. An Bord Pleanala were correct and the serious accidents on the road since 2018 have been overlooked by KCC in order to rush through a second development to suit their needs while the risk of further accidents grow. An Bord Pleanala needs to stick to its guns here again. Planning was refused by An Bord Pleanala on the proposal ref no.184081 now Hill Rock on road safety issues. "The basis for the refusal of permission issued by the Planning Authority relates to the impact that the additional vehicular and pedestrian traffic generated by the development would have on a narrow road with inadequate footpaths connecting the development to Celbridge and would be such as to endanger public safety by reason of the creation of a traffic hazard. This refusal was overturned on the grounds of the objective stated in the LAP for Celbridge.

c) Archaeological

Key Point by Archer: The impact of these groundworks on the recorded archaeological remains at the site will be direct, negative and permanent.

Excavation: Archer recommended that should development proceed at this location; this should be preceded by a full archaeological excavation of the recorded archaeological features under licence to the DHLGH .

Monitoring: Archer recommended that Groundworks across the remainder of the site should be monitored by a suitably qualified archaeologist.

d) Land Permission:

Chelmsford Works: The remedial works to the front of Chelmsford which includes widening of the bridge requires permission from the land owner. It was assumed that the freehold belonged to KCC but according to Folio maps title rests with others. This was unknown until very recently by the residents and is shocking. A letter from an adjacent property gives permission for the bridge widening but no such approach or letter has been seen by the residents of Chelmsford for the destruction of part of its freehold. The residents will be taking urgent action on this.

e) Infrastructure:

Traffic Concerns: The new site will bring additional road traffic. There is no sign of the additional new bridge for Celbridge. The new site has provision for future vehicular access to a new recreational park. There is no sign of parking for such a facility.

Road Width: There is no sign of a traffic study and the road width is an issue towards the village.

Play Area: There is no playground in the recently purchased council estate or in the proposed new site. Where are these children expected to play? Surely the council doesn't expect the children to play down by the river given the proximity of less than 40m and a gate for access to the river is proposed.

Building Height: There are no private three story buildings in the area and these three story buildings proposed by the council are in an area of scenic beauty.

f) Ecological:

Fishing and Habitat: The Pausdeen waterway is deemed to be a spawning ground and there is no mention of the damage the bridge works will do to the ecosystem. There was no mention of a fisheries study.

I submit this Summary and agree with my fellow concerned residents on the observations raised

Name KATIE QUINLAN

Address 21 CHELMSFORD, CELBRIDGE, CO. KILDARE

Signed: K Quinlan