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23rd May 2022

An Bord Pleanála,
Marlborough St.,
Dublin 1

Re: 313361 BroomfieldSHD.ie

A chairde,

I refer to the above application and wish to make the following observations:

1. The application is for a very car-dominated and child-hostile environment. It would be much better to group the car parking near the Back Road and provide for a pedestrian-oriented estate layout, with motor vehicle access for deliveries only.
2. The proposal does not ensure walking permeability to the Back Road. To minimise walking distances to the town of Malahide, public transport and local amenities, there should be a walking and cycling access from the north of the proposed housing area through or around the electricity substation and along the alignment of the existing lane to Back Road. If necessary, the layout of the electricity substation should be changed to facilitate this route.
3. The applicant should be required to reserve a route to facilitate the active travel access route between the Back Road and Malahide Community School proposed in the draft Fingal Development Plan¹ following recommendations from a report Fingal County Council commissioned from Sustrans in 2009.² This would be of great benefit to students travelling from this new residential area to Malahide Community School.
4. There is an urgent need for additional primary school accommodation in this area. A recent application to develop a school on Green Belt zoned lands to the south of this application was refused by Fingal County Council.³ The school in question is currently in temporary accommodation.

The applicant here should be required to incorporate a school in their application or reserve and allocate a site for a primary school. It seems likely that the area in PL103 SITE PLAN 1 would be the most appropriate, including access as described in point 3 above to Back Road,

¹ <https://consult.fingal.ie/en/consultation/draft-fingal-county-development-plan-2023-2029>

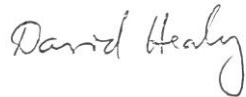
² <https://www.skerriesca.com/2015/01/15/2009-cycling-study/>

³ F22A/0105

with a junction redesign to give safe walking and cycling access. This school site would benefit from more direct access to nearby residential areas and the availability of the nearby car park in Malahide Demesne for vehicular drop off and pick up.

I am paying a fee for this observation under protest. As I have already pointed out An Bord Pleanála has no statutory authority to require the payment of a fee for the making of an observation on a Strategic Housing Development application.

Best regards,

A handwritten signature in cursive script that reads "David Healy". The signature is written in dark ink and is positioned above the printed name.

Cllr. David Healy