

Section 8.2 Public Transport:

The Local Area Plan hasn't given enough details around what public transport will be required once all the homes are built and what will actually be available by then. Plans for the DART and BusConnects are all very well but there are no dates attached to these plans or details about how much the frequency and spaces will improve with them coming into effect.

Section 8.3 Road and Street Network:

MT03.13 which will see a road completed through HP lands connecting R404 to the motorway. The planning open session I attended, I was told by a Planner attending it that 100% this would be built before a single house would be built at Celbridge Road East KDA. But when I asked how they could 100% guarantee something like this I didn't get an answer.

The enforcing of this road build before the development will not be in the hands of the council as they try to show in the Plan, it will be in the hands of the Planning board instead.

12.3 CELBRIDGE ROAD EAST KEY DEVELOPMENT AREA:

This has been adjusted up from 30 housing units per hectare to 35 units and there is nothing in the local area plan to explain why the increase in density. The obvious reason is that the size of the land in the area that they could build on was reduced when they took into account the noise from the motorway so they had to build more houses on less land to hit their goal. That isn't sustainable development, that's hitting a predetermined goal regardless of the consequences. How is this to the benefit of the local community?

The new local area plan for this KDA promises a reduction in the land height but it doesn't say how much, this just shows that once again no survey was carried out by the planning department on the land to be rezoned. Using maps without actual site inspections isn't effective planning.

12.5 BLACK AVENUE KEY DEVELOPMENT AREA:

It's ridiculous to plan to build that many housing units in that area and to expect that the road network, Mill Lane, will be able to support them. All this will do is 'force' the council to go ahead with the plan to build a road straight into St Catherine's park to 'support' this development. This is just stealth tactics to build an unpopular motorway through a vibrant and well used public park area, the only decent public park left to residents in the town now that the council have ruined The Wonderful Barn.