

Planning Department,  
Fingal County Council,  
County Hall,  
Main Street,  
Swords,  
Co. Dublin.

12<sup>th</sup> January 2015

**Proposed 42 Houses at Darcystown, Balrothery, Co. Dublin**

*Reg. Ref. F14A/0488*

### **About Us:**

The Rosepark Residents Association was formed on 1<sup>st</sup> December 2011 and is well established with numerous events and initiatives organised for the betterment of the local area. The Residents Association is an elected committee of eight people and represents the residents of Rosepark Estate in Balrothery.

This submission has been compiled on behalf of the residents of the Rosepark Estate, who represent approximately 20% of the population of Balrothery and it pertains to the current planning application for 42 houses in Balrothery – Reg. Ref. No.F14A/0488 on the Darcystown Road, Balrothery.

### **Submission Summary**

We wish to lodge our objection submission with regard to a history of poor planning and inappropriate over development of the Balrothery area, with a specific concern around the failure to provide Class 1 open space in the previously approved application Reg. Ref. No F13A/0322 and in the current application, we will be requesting this situation be addressed through Fingal County Council taking action to address, the wider neglect within the Balrothery village and surrounding area.

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## Phase 2 - Garrai Linn Development Site

This section covers specific objections and concerns and issues we the Rosepark Residents Association see in relation to the second phase of the Garrai Linn Development but more specifically, to the actual site itself. Issues with the surrounding environs are covered at a later stage.

### Class 1 Open Space Under-provision

Currently; this planning application (as was proposed for phase 1 (F13A/0322) of the development); proposes that the class 1 open space consisting of 3276.sq.m, "be located in the Class 1 public park indicated in the North West Balbriggan Local Area Plan 2005 and the Fingal Development Plan 2011-2017".

- Given the history of phase 1 of this development which has not had its assignment of Class 1 open space provided on site or not even within Balrothery Village. It is completely unacceptable to propose to transfer the required public open space on this site to northwest Balbriggan. It was disappointing to read the Parks Department deemed this arrangement to be acceptable.

We note that following an Additional information request a financial contribution in lieu of Class 1 open space was conditioned in the previously approved application. This is also completely unacceptable as it does not guarantee that the money will be used to provide Class 1 open space in Balrothery Village, in fact, guidelines will permit the money to be spent in a Regional Park 5km from Balrothery. This is an identical scenario to what was initially proposed by the applicant, in so far as ,Balrothery while gaining houses does not gain Class 1 open space.

### Flood Risk

While it is claimed that there has not been a history of flooding on this site, local knowledge would dispute this. Existing construction works have caused repeated flooding on site with water run-off evident on the road surface to the front of Rosepark & Ringfort as can be seen in the Image shown in Appendix C. Local residents have also witnessed the presence on a number of occasions, of specialist drainage companies who have repeatedly pumped excess water from this site into roadside gullies. One recent report concerned the actual site office having been flooded , evacuated & subsequently raised in level to avoid a repeat scenario.

- We would therefore request that a Flood Risk and Impact Assessment is carried out on the proposed site to ensure that the adjacent development of Ringfort and the development of Rosepark, Knightswood and the Balrothery village not be put at further risk of flooding due to permitting further development on this site.
- It has also been pointed out to us that the entire 'SUDS' proposal for this site has been based on percolation results from 3 trial holes that were located on the adjacent site (F13A/0322). Surely this is not proper practice and new trial holes across the actual lands that are now being developed should be dug and percolation rates recorded to allow an accurate drainage system be designed for this site.

### **Garrai Linn Density**

The current proposal is for 42 houses on a site size of 2.5 Hectares which gives 17 houses per Hectare. This is a significant increase from the previous permitted development on the adjacent site F13A/0322 which provides 9 houses per hectare. The applicant suggests a lower density than Ringfort is acceptable while contradicting this very theory on 'proper planning' by proposing a higher density than recently permitted on the adjacent site. The only document that referred to a specific density on these lands was the unimplemented and expired 2002 Balrothery LAP which stated 12 per Hectare.

We would expect that on the outskirts of a rural village that the density is not increased by 100% on 2 adjoining developments, this would be more comparable with an urban scenario.

### **Road Safety / Site Access**

We are surprised that another access from the Darcystown road is being proposed to serve the current site. The applicant has already got access to the site via the entrance permitted in F13A/0322. Another entrance and resultant traffic movements onto an already problematic stretch of roadway is not necessary should an alternative layout be devised to incorporate the existing entrance. It is disappointing that a greater distance from the edge of road to the site boundary was not insisted upon in phase 1. This would have allowed a future cycle-way or even a grass verge and tree planting.

### **Phase 2 Commitments**

In the previously permitted application it was proposed to provide a playground in Phase 2. There is no playground proposed in the current plans.

It was also mentioned in the documents submitted that a dormer-style' dwelling would be used on the remaining lands due to site topography. Again this commitment has not been realised as all houses now proposed are two-storey houses.

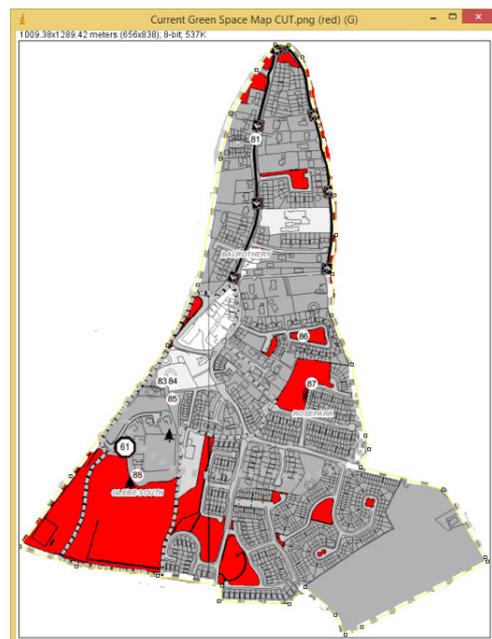
We would expect Fingal County Council to insist that all previous commitments made, and by default approved by granting the planning permission, be strictly adhered to.

## Issues in the Area Surrounding the Development

We feel there has been substantial overdevelopment of the Balrothery area through a fourfold increase in the number of houses in Balrothery Village since 2000, with residential units going from 150 houses up to 627 houses at present (excluding Garrai Linn Phase 1). During this 76% explosion in the Balrothery Population, no additional public services beyond sewerage, road and lighting infrastructure (such as pharmacy, community centre, medical centre etc.) have been provided to support the growth of the village. This is a fact confirmed by Fingal County Council Management in a report on an earlier development on the same stretch of road which stated “It is accepted that no such facilities exist in Balrothery and that the nearest facilities are in Balbriggan.” (See Appendix 2.6)

## Open Space Deficit

- Because Fingal County Council has allowed residential development to go ahead without allocating an appropriate amount of green space within those developments, and has also conditioned financial contributions in lieu of open space, Balrothery now has a serious deficit in terms of green and open space.
- This lack of green space can be clearly demonstrated by briefly assessing the Ringfort development where only 0.5 acres of open space is provided for a development of 157 houses which translates to 3% of site coverage.
- Of the 7.41Ha of public open space in the Balrothery area, we calculate that our village currently has a green space allocation of only 12% overall and this includes the existing playing pitches (pre-2000)
- If you exclude the playing pitches and just focus on green space delivered in line with new development, the green space drops to a startling 6% which is well below the required standard of 15% green space that should be allocated with the construction of residential housing; according to Fingal County Councils own guidelines. By all accounts, this cannot be deemed as ‘proper planning’ of the area.
- **Green Space Reallocation and Resulting Deficit** – Philip Long, Senior Executive Officer at Fingal County Council; at the Balbriggan/Swords Area Committee (Services B - Strategic and General Matters), Thu 11th Dec 2014, informed local councillors that open space provisions for this new development have been met, stating that all public space has been provided on site, in excess of requirements, unfortunately, this is not true. In the original plans for the first phase of the Garrai Linn development, consisting of 10 houses built by the same developer, Crescent Park Properties Ltd., the Class 1 Open Space required to be provided on said lands, was instead proposed to be provided in North West of Balbriggan, which in essence, is asking children from Balrothery to travel to Balbriggan to play in this open space. A levy of €31,138 was conditioned by Fingal County Council “in lieu of open space provision towards amenity works in the area of the proposed development in accordance with the



requirements of the Fingal Development Plan based on a shortfall of 630 sq.m. Class 1 Open Space.”

- To the best of our knowledge, these moneys have not been reinvested in the locality of Balrothery and we would request that this be taken into account when assessing this application due to the fact that the same arrangement is now proposed for the 2nd Phase of this development; where as per the planning application, it is proposed that the required “Class 1 open space be located in the Class 1 public park indicated in the North West Balbriggan Local Area Plan 2005 and the Fingal Development Plan 2011-2017”.

## **The Oversubscribed Balrothery National School**

- Consistently poor planning in relation to population growth and educational facilities can be seen through the Balrothery National School which for the last 6 years has not been able to cope with local demand and is currently oversubscribed.
- Reports from local concerned parents and in the newspapers, confirm children are being turned away from the local Balrothery Primary School.
  - The following articles in the Fingal Independent illustrate this problem. (See Appendix A: 1.2) which describes the school as “bursting at the seams” and as turning away 50 to 60 children per year. Article from 2009 (See Appendix A: 1.3) and from 2011 (See Appendix A: 1.4) from the same paper shows the problem continuing to.
- Fingal County Council have indicated on several occasions that permission was granted as per F14A/0176 for extension, alterations to existing school and relocation of temporary prefabricated buildings including all associated site works.
  - Unfortunately, as Fingal County Management well knows; the current planning proposal simply involves alterations to the existing school building, replacement of the existing prefabs and confirms that the prefabs will be removed off site, when the single story extension is built. Hence it confirms that no additional places will be added to the school’s capacity and furthermore, the waiting list into the next 3 years already exceeds the local schools existing capacity.
  - We feel that any further residential development, especially in the case of parents not being able to afford to send their children to schools outside of the locality, constitutes improper planning and unsustainable development in the area and in light of this Fingal County Council, cannot in good conscience add an additional 42 families to the area without providing for existing and future educational capacity first.

## **Traffic Management & Road Safety**

Road Safety and traffic management is an issue of significant concern to the Residents of Rosepark and to the local Community and the following section details how dangerous the current Darcystown road is and hence adding more residential units to the area will only increase the risk of serious accident or death on this stretch of Road. We ask that this be taken into account in assessing this planning application and that it not be allowed to proceed unless significant traffic safety upgrades are made in the area.

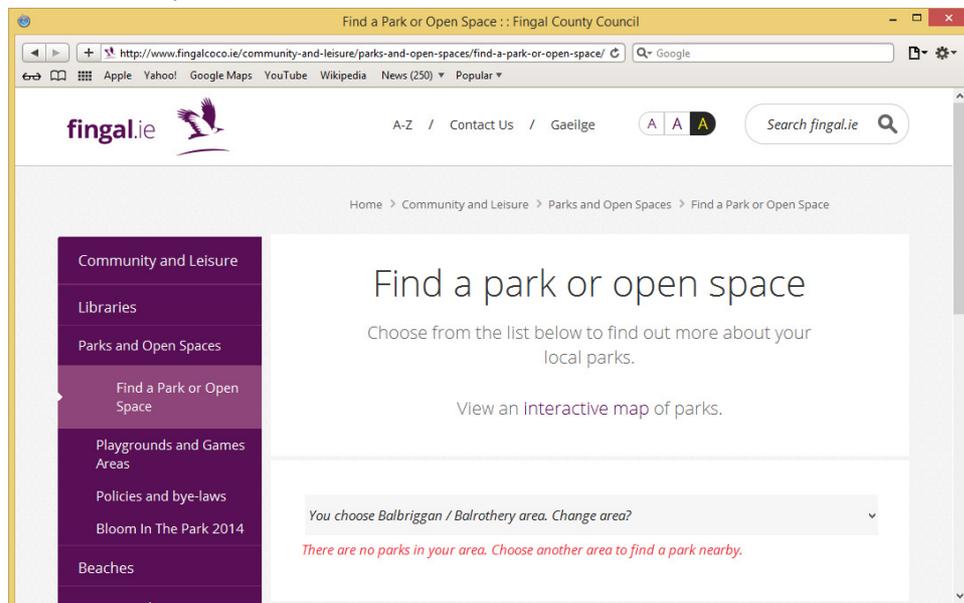
- **Speed of Existing Traffic** - A Speed survey was undertaken on this section of road in 2008 and vehicle speeds were found to be excessive with an 85% speed of 60kph. Since that time F.C.C VA Signage was erected to which reduced speed to 53kph.
  - However as the VA Signage is non-functional and has not been for the last 18 months. We can only assume that traffic speeds have since increased to previous levels and would cite this as an example of why permanent physical/environmental traffic calming measures need to be put in place and proper planning needs to be carried out in relation to road safety in the area.
- **Estate and Driveway Access** – The current access point to Garrai Linn which is under construction, is already on a blind bend, making it an existing traffic hazard and will increase to 5, the number of exits on this stretch of road between Garrai Linn and the roundabout at the end of the Darcystown road.
  - Already, residents of Ringfort and Rosepark who are situated on the main road, have severe difficulties negotiating oncoming traffic while exiting from their driveways onto the road. The speed of vehicles using the road and the blocking of the drivers view, due to parked cars on the roadway makes this a hazardous exercise as is it hazardous for cars trying to exit the estate of Rosepark.
- **The Jake’s Legacy campaign** – As mentioned, at present, 4 housing estates including approximately 30% of the residents of Rosepark, as well as 20 houses in Ringfort are directly situated on the main Darcystown road and we feel that this means this section of the main road should be treated accordingly as part of the estate and hence, that a reduced speed limit of 30km be applied to it. We would ask that this be taken into account and implemented prior to any further development going ahead.
  - As per the circular recently issues by the Minister of Transport regarding speed limits in residential areas (see Appendix A: 2.4) and per the response issued to Councillor M. Quinn recently on speed limits for estates in Swords and Balbriggan (see Appendix A: 2.3) we feel that a speed limit of 30kph be applied to the roads in and around the Rosepark estate, including the area of the Darcystown Road.
- **Narrow or Missing Footpaths** - No safe crossing point exists between the Garrai Linn Estate and Balrothery Village. Having crossed this dangerous stretch of road the footpath on the opposite side leading to the village is very narrow and is a constant health and safety issue for pedestrians. In recent months surface water has been flowing along the kerb and in cold temperature this water has frozen resulting in a very dangerous scenario on the steep hill.
  - It is at this very same location that a young a 9 year old boy was knocked off his bike on a school journey & just recently a young boy was knocked down by a lorry on the stretch of road just preceding the Phase 1 element of the Garrai Linn development so we again ask that these traffic safety issues are taken into account and rectified before any further development go ahead, for the safety of any new residents.
- **Parking** - There are consistently vehicles illegally parked upon the footpaths in the vicinity which was noted in the Speed Survey Report from 2012 and to date, the council have made no effort to cater for an alternative place for this traffic to park instead.
  - As per the last point, where footpaths are narrow and where traffic is parked on these same footpaths, parents are having navigate around the car and out onto the

main road, sometimes around several cars at a time against oncoming, speeding traffic. If proper planning was in place, this criminal situation would not have arisen.

## Lack of Facilities and Amenities

Fingal County Council has neglected the local community of Balrothery through a lack of public parks, open spaces and basic facilities for a modern and growing village in 2014 Ireland and we would request this to be taken into account when considering this planning application as new residents will also have no access to same absent facilities.

- **No Public Parks** - Even on Fingal County Council's own website, when you try to find a park or open space for the Balbriggan / Balrothery Area, the website's response is **"There are no parks in your area. Choose another area to find a park nearby."**
  - Fingal County Council is already fully aware of the fact that there are no parks or open space for the community of Balrothery and currently, residents who have transport available, have to travel further afield to avail of such facilities, those who have no transport, have no amenities.



- **Existing Green Areas unsafe for Children** - Due to the poor provision of green space in the local, many of the existing residents of Ringfort and other surrounding estates use the open space in Rosepark as the only real large existing amenity space for the residents of the area. As the new residents of Garrai Linn will also not have sufficient open space in their own estate, they are likely to do the same. Unfortunately, the green space in Rosepark, which is an unexcavated burial ground and a swampy green area inside the Rosepark, due to poor planning and previous developer neglect, remains unsafe.
  - Unsafe because the mound results in children running and playing football, running down the side of the mound at enough pace as to not be seen by passing traffic.
  - Unsafe because the area around the desecrated holy well is marshy and dangerous underfoot during the winter.
  - Unsafe because the boundary walls at the back of the green space are unsafe and a death trap for children who have been able to access a building site to the rear of Rosepark.

- Unsafe because the boundary wall is collapsing and degraded in places and because there is a significant Rat problem around the boundary walls.
- **Public Refuse Facilities** - There is a severe lack of bins in the core areas of the Balrothery community with only one bin outside of the local shop, one bin in a private estate and a metal drum at the Balrothery Heritage Centre.
- **No Community Centre** - Balrothery has no public community centre. The building currently designated as a community centre is a privately held building and is purposed as a full time crèche at present. Furthermore this building is far too small to be a viable location for large community events.
  - By Fingal County Council's own volition, their approach to community centres is to share facilities with local education facilities. ***"Fingal County Council the approach is to share community facilities with the provision of education facilities"*** (see Appendix A 1.6). There is currently no expansion planned for Balrothery Primary School and neither do the required facilities already exist. If Fingal County Council cannot follow its own policies in this case, it is incumbent on them to provide a Community Centre for the Village and this could easily be provided at the location in question on the Darcystown road.
- **Lack of Foot & Cycleway Paths** - A pathway between the village and the tennis courts has not been provided and cycleway paths through the area, especially along the old coach road have not been provided, despite being promised in Development Plans for the last 12 years.
- **Lack of Other Public Amenities** - As mentioned, currently, there is no medical centre/GP/doctor, dentist, pharmacy, post office, Garda station, church, unemployment services, public parking and a lack of transport links to access these services elsewhere.
- **Lack of Youth Facilities** – By the council's own admission, stating "The Council has written to the Education and Training Board regarding the provision of youth services in the area similar to those provided in Balbriggan.", there is inappropriate provision of youth facilities in the area meaning that.

### Traffic Management & Road Safety

Road Safety and traffic management is an issue of significant concern to the Residents of Rosepark and to the local Community and the following section details how the area has been neglected, how further development is irresponsible and will place lives at risk in the area of the Darcystown Road and the adjoining roundabout.

- **Speed of Existing Traffic** - A Speed survey was undertaken on this section of road in 2008 and vehicle speeds were found to be excessive with an 85% speed of 60kph. Since that time F.C.C VA Signage was erected to which reduced speed to 53kph.
  - However as the VA Signage is non-functional and has not been for the last 18 months. We can only assume that traffic speeds have since increased to previous levels and would cite this as an example of why permanent physical/environmental traffic calming measures be put in place and proper planning be carried out in relation to road safety.
- **The Jake's Legacy campaign** - At present, approximately 30% of the residents of Rosepark live on the front row of Rosepark Estate, on the main Darcystown road and we feel that this

means this section of the main road should be treated accordingly as part of the estate and hence, that a reduced speed limit of 30km be applied to it

- As per the circular recently issues by the Minister of Transport regarding speed limits in residential areas (see Appendix A: 2.4) and per the response issued to Councillor M. Quinn recently on speed limits for estates in Swords and Balbriggan (see Appendix A: 2.3) we feel that a speed limit of 30kph be applied to the roads in and around the Rosepark estate, including the area of the Darcystown Road.
- **Narrow or Missing Footpaths** - The left hand footpath leading out of Balrothery village from the bottom of The Rise up to the entrance to Rosepark estate is very narrow and is a constant health and safety issue for pedestrians. The most dangerous sections of this footpath is the roundabout adjoining the Darcystown road, here where the footpath is at its narrowest and it's most treacherous and due to poor planning, cars block the road.
  - It is at this very same location that a young a 9 year old boy was knocked off his bike due to the lack of cycle paths promised by F.C.C but not delivered over the last 12 years.
- **Parking** - There are consistently vehicles illegally parked upon the footpaths in the vicinity which was noted in the Speed Survey Report from 2012 and to date, the council have made no effort to cater for an alternative place for this traffic to park instead.
  - As per the last point, where footpaths are narrow and where traffic is parked on these same footpaths, parents are having navigate around the car and out onto the main road, sometimes around several cars at a time against oncoming, speeding traffic. If proper planning was in place, this criminal situation would not have arisen.
- **Access** - There is a further concern highlighted by residents about negotiating cars out of their driveways onto the road. The speed of vehicles using the road and the blocking of the drivers view due to parked cars on the roadway makes this a hazardous exercise as is it hazardous for cars trying to exit the estate of Rosepark.
  - At present, this problem exists at least on just one side of the Darcystown road. If residential units are developed on the opposing side of the road, we will have the same situation arise and despite what Fingal County Council might consider to be adequate driveway parking for Rosepark Residents, we still have cars parked on the main road. It is not unreasonable to assume the same will happen with the proposed new development further reducing visibility and safety on the road.

## A History of Improper Planning and Unsustainable Development

Over the last 12 years and since the construction of Rosepark and other residential developments in the area, we have seen a litany of failures and neglected responsibilities on behalf the Fingal County Council and their commitment and responsibility to deliver appropriate community infrastructure to the growing population of Balrothery.

### Objective A1 of the 2002 Local Area Plan

- “To provide for new residential communities in accordance with approved action area plans and subject to the provisions of the necessary social and physical infrastructure.”
  - From the department of the Environment, we understand that the “social and physical infrastructure” referred to above, to which the planning was subject, included a matrix of social facilities such as school enhancements, public amenities, childcare, health facilities, cycle & pedestrian ways, public transport, shops, post offices and retail units as well as roads and other capital and environmental infrastructure and that these have not been delivered as part of proper planning and sustainable development.
- The vision statement from the 2002 Local Area Plan for Balrothery prepared by Fingal County Council aimed to **“protect and enhance the special character of this small historic village”**
  - It is clear from the desecration of local heritage sites, that Balrothery has not been protected nor enhanced by all this over development since 2002. We would call on Fingal County Council to redress the imbalance and insist that the necessary social and physical infrastructure that was disregarded previously is now delivered.

### 4 Objectives from Development Plan 2005 – 2011

- No. 26 - To re-establish a pedestrian walking route along the Old Coach Road.
  - Not Delivered
- No. 31 - To preserve the setting of the Glebe House
  - Not Delivered
- No. 33 - To protect and enhance the amenity of Bowhill Lake and to seek to establish pedestrian walking routes to the lake from Balrothery
  - Not Delivered
- No. 54 - To seek to establish pedestrian walking routes across and around the hills using existing boreens and other rights-of-way
  - Not Delivered

### Current Fingal Development Plan 2011-2017

The current Fingal Development Plan 2011 – 2017 (See Appendix A: 1.5), clearly states that one of its main aims is “ensuring the provision of necessary infrastructure and community facilities”. The Rosepark Residents are requesting that Fingal County Council adhere to the commitments set out in the current development plan and provide infrastructure and community facilities for the area of Balrothery.

### Local Objectives Still Not Delivered

- No. 54 - Re-establish a pedestrian walking route along the Old Coach Road

- [Not Delivered] – No pedestrian walkways have been delivered along the Old Coach Road over the last decade.
- No. 56 - Provide a primary school site (1.62 hectares/4 acres)
  - [Not Delivered] – No Current Plans are available regarding the delivery of a new primary school in Balrothery.
- No. 61 - Preserve the setting of the Glebe House.
  - [Not Delivered] – In 2007, a new residential housing estate was built on the grounds of Glebe House Lands, destroying the Heritage of the surrounds of the building and again removing more green space from the village of Balrothery.

### Current Fingal Development Plan Strategy Policy

- **Promoting sustainable development** - The current Fingal Development Plan’s “Strategy Policy” states “Promote sustainable development by providing for the integration of economic, environmental, social and cultural issues into development plan policies and objectives” and “Contribute to the creation of a more socially inclusive society by providing for appropriate community infrastructure and improving access to information and resources”.
  - All of the councils current plans for the Darcystown site fly in the face of these ideals and goals and the local community have strongly voiced a range of concerns across all these areas but once again, if the Council proceeds with the current residential development of the Darcystown site, it will yet again have chosen to ignore its own aims and aspirations as well as it’s indifference to the concerns of the local community.
- **Protect and conserve the Balrothery Zone of Archaeological Potential** - The “Strategy Policy” also mentions; as have all previous micro and macro development plans, to “Protect, maintain and enhance the natural and built heritage of the County” and there is even an objective in the document referring to the heritage of Balrothery where it is stated to “Protect and conserve the historic core of Balrothery including the Zone of Archaeological Potential”
  - The fact that the proposed Darcystown road site is within the “Zone of Archaeological Potential”, contradicts this position and with the poor track record Fingal County Councils has in this space, regarding the treatment of St. Bridget’s Holy Well in Rosepark. It seems to us that at best, Fingal County Council is neglecting its local heritage and at worst, has contempt for addressing the protection of archaeological and heritage sites within the Balrothery area.
- **Controlled growth of the rural villages of Fingal** - The “Strategy Policy” mentions “Provide viable options for the retention of the rural community by the promotion of a controlled growth of the rural villages and clusters balanced with careful restriction of residential development in the countryside.”
  - The current growth rates for the population of the local community is anything but controlled with the population already having exploded by 76% in the last 10 years and predicted to grow 20% in the next two years. The Strategy now should be to cope with the 76% population increase by providing an acceptable amount of recreational & amenity lands. To continue to increase the population without first rebalancing the area is clearly unsustainable development.

- **Strengthen and Consolidate Greenbelts** - Point number 13 of the “Strategy Policy” of the current Fingal Development Plan 2011 – 2017 states that one of the aims of F.C.C is to “Strengthen and consolidate greenbelts around key settlements.”
  - We have seen the bleeding of our green areas to other parts of the county as in the case of the “Ringfort Part 8” and in this current case we see a proposal that will further Weaken and Detract from the green areas we have available to us in the local area. We believe that this space should actually be used to strengthen and consolidate the existing green belts of the Balrothery village.
  - If Fingal County Council were allocate the Darcystown Road site for green or amenity space, they could increase Balrotherys green space up to almost 14% and within distance of their own 15% Green Space guidelines.
- **Provision of schools & recreational facilities** - Finally, in the “Strategy Policy” it states that Fingal County Council aims to “Ensure the timely provision of schools, recreational facilities, roads, waste water treatment facilities and emergency services, commensurate with the number of housing units proposed for construction on lands zoned for residential development.”
  - This is likely the most stark contradiction of all those we have listed thus far as the existing primary school is currently oversubscribed and any families who move into the proposed housing development on Darcystown road, will not be able to send their children to the local school and as will be mentioned at length later in this document, will have to travel outside the local area for any recreation facilities as those that exist in the area are either inaccessible, are in private ownership and have a cost associated with them or are not safe for children to play on.

### Perceived deficit in terms of public amenities vs. builder contributions

It is our assertion that significant amounts of development levies were collected from Developments in the Balrothery area over last 14 years to provide new open space, new recreation and amenities. Monies to upgrade the road and footpath network so that Balrothery Village could sustain the additional Housing numbers and population increase. The community is struggling to see where this has been spent.

- The Rosepark Residents Association has calculated that since 2000 the council has raised 2.4 million euros from development levies/contributions in Balrothery Village. Of this amount €550,000 was designated specifically for service provision (infrastructure/roads/parking /open space ) in the area of the development . Unfortunately, despite the local communities’ best efforts, we cannot see where these moneys have been spent within the development boundary of Balrothery Village.
- Since 2002 and therefore, not including any existing local amenities, no new amenities for the local community have been provided and it is our assertion that this Council owned site on the Darcystown road would be ideal as a people’s garden, a community centre, playground or open space for local children .

### Local Heritage

As per the Fingal Heritage Plan 2011 - 2017, Balrothery's local heritage should be protected and the proposed site should be treated with the sensitivity outlined in F.C.C's own plans. This site is near the existing zone of Archaeological potential and close to a recorded monument. This is illustrated in a publication by Judith Carroll which deals with excavations in Darcystown prior to construction of the Ringfort Housing Development by Fingal County Council. Significant archaeological artefacts were discovered here including a Bronze Age Urn dated from the pre-Christian period next to this very site. Although the land & history beneath the neighbouring Ringfort site was recorded it is now lost & irretrievable, this site remains undeveloped and we would ask that this be taken into account in assessing this planning application and that a full archaeological impact assessment be carried out as well as notifying the Department of Arts, Heritage & the Gaeltacht.

### Recent Treatment of Balrothery Heritage.

Unfortunately, to date, Fingal County Council has shown little regard for local archaeology and heritage through its inability to enforce the protection of St. Bridget's Holy Well in Rosepark, now described on Wikipedia as a "Desecrated" site and also with its programme of permitting construction of residential housing estates on "designated areas of archaeological interest".

In F.C.C's current Development Plan, it states that the concept of sustainable development can be defined as 'development that meets the needs of today without compromising the ability of future generations to meet their own needs', do the generations of tomorrow not deserve to have the past persevered for them? In an area of the county which has been described as only second to Tara in its rich archaeological heritage, once a seat of kings and an area strongly linked to St. Patrick, F.C.C has through poor planning and a reactive approach to development, destroyed much of our local heritage and if permitting the current proposal, destroy the last remaining patch of land, which should be excavated and protected for future generations.

### Conclusion

Fingal County Council cannot simply continue to under provision open space within large development sites taking moneys in lieu of it or shipping it out to other parts of the county. Fingal County Council also, cannot continue to tweak the zoning of sites, so as to later suit their needs. There is no statute of limitations on the provision of a decade's worth of undelivered social and physical infrastructure and it is not only incumbent on Fingal County Council to provide this but they have an obligation to recompense for the litany of neglect which we have outlined.

We hope that Fingal County Council can take the concerns, issues and dangers associated with this development into account when assessing this planning application into account, especially the issues around Open Space and Flooding specific to this site as well as the larger open space and facilities issues pertaining to Balrothery village and we ask that no further development for the area be considered until these have been resolved.

We trust we will be kept informed on matters hence forth related to this development.

Yours Sincerely,

\_\_\_\_\_  
Margaret Haugh

Chairperson  
Rosepark Residents Association.

Dated \_\_\_\_\_

**Rosepark Residents Association**

**36 Rosepark, Balrothery, Fingal.**

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Facebook: <https://www.facebook.com/RoseparkResidentsAssociation>

## Appendix A – Document References

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Appendix B – Schedule of Development Contributions

Planning & Development of Balrothery Village				prepared by - Balrothery Community Council - Planning Sub-Committee			
Analysis of Planning Permissions Granted between 1998 - 2014 & Amounts of Associated Development Contributions							01/10/2014
Reference no.	Location	No.of Houses	Condition	Designation	Fingal	Balrothery	Balbriggan
F13A/0322	Darcystown	10	15 16	in lieu of open space provision public infrastructure & facilities	€212,100	€31,138	
F05A/0467	Old Coach Road	9	17 18	public infrastructure & facilities	€59,068	€31,626	
F05A/1737	Mixed use development	8	22 23 24	public infrastructure & facilities roads & car-parking works facilitating the proposed development	€64,624	€59,770 €83,206	
F03A/1149	Balrudeary Fields & Woods	123	23 24	public infrastructure & facilities in lieu of open space provision	€1.611million	€45,200	
F03A/1611 pF99A/1155	Cill Choirnell	58	14 17 23	public services road network improvement in area of site assist in acquiring lands for public open space to be available to residents of proposed development		€42,854 €50,226 €58,408	
F00A/0218	The Courtyard	17	14 15 16 17	public services water supply public open space & recreational facilities pumping station		€14,285 €19,046	€3,809 €9,523
F98A/0060	Rosepark	95	3 24 25	public services Roads water supply		€51,000 €65,000 €32,500	
2003-Part 8	Ringfort	157		n/a area of open space provided - 0.5acres development plan requirements 2 acres			
				Total Fingal	€1.946million	€584,259	
				carry over 10% to be spent locally	€194,693	€194,693	
	Total Houses	477		Total - Balrothery		€778,952	

Note i:- Balrothery taken as the 'Area of Development' as referred to in Planning Permission conditions

**Appendix C – Photographic Evidence of Flooding**

