

SAVE CLONKEEN

MAKING A SUBMISSION (OBJECTION) TO AN BORD PLEANALA

As you are aware, an application has been submitted to An Bord Pleanála (ABP) as part of the SHD Process for the construction of 299 residential units on the Clonkeen College playing pitches. The Monaloe Residents subcommittee will be making a comprehensive submission to ABP through the Planning Consultant we have engaged. However, it is very important that residents also make their own submissions (objections) to ABP as there is much to be concerned about with this proposal.

Having consulted with our Planning Consultant and other local groups (sports clubs, schools etc) we have collated the following points for you to perhaps consider in making your submission:

How to make an observation (objection)

1. The SHD (Strategic Housing Development) planning file reference is **TA06D.311329** and **this must be stated on your observation** so the Board know which proposal it relates to.
(Note the 'full stop' in the file reference number between D & 3 - TA06D.311329
2. You must state your name and address on the observation.
3. You are only permitted to file one observation per person (not per household).
4. The observation must include the statutory fee of €20.
5. The observation can be filed on-line at [An Bord Pleanála \(pleanala.ie\)](http://AnBordPleanala.ie) where you can pay by credit or debit card.
6. All observations must be filed within 5 weeks of receipt of the application, so the **deadline is 5.30 pm on Tuesday 12th October 2021.**
7. Postal observations should be addressed to:
The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1
And be accompanied by a cheque or postal order for €20 made payable to An Bord Pleanála.
8. If residents wish to request an oral hearing, they must include a further €50 fee and state reason(s) for holding a hearing.

Our Planning Consultants advise us that in terms of planning grounds for an objection, the 'old reliables' of density, traffic and even building height are highly unlikely to affect the outcome of this proposal or result in a planning refusal.

Specific Issues for submissions

Inability of the School to Expand to Cater for Future Demand.

We know that the developments of Honeypark and Cualanor on the former Dun Laoghaire Golf Club site has created huge demand for school places within the borough and population levels are rising for Dun Laoghaire, so there will be additional demand in the future for schools, including Clonkeen College which is one of the few non fee-paying schools in the area. This proposed development will not only prevent expansion of the school but it will leave it with less outdoor space that is considered appropriate for a school of their size, according to Dept of Education own guidelines.

Impact on the Operation of Existing School

To date, we know that the school has not been able to provide a proper physical education programme, including not fielding teams for outdoor sports due to the fencing off of the proposed grounds for development which happened in August 2019.

Special Needs Unit

Clonkeen College is one of the few schools in the area with a purpose built, dedicated Special Needs Unit which was built at a cost of €1.5 million of public funding. We attach a separate sheet outlining the devastating impact on this unit of the proposed development.

Loss of recreational amenity facilities.

Currently Clonkeen College has three 'state of the art' full size GAA pitches (which can also be used for other sports). After the upgrading of these pitches a decade ago (at a cost of EURO500,000) they were also used regularly by local sports clubs such as Geraldine Morans, Cabinteely FC, Park Celtic, FoxCab. Local clubs report there is a severe shortage of available and suitable playing pitches in the Dun Laoghaire area. Losing these pitches at Clonkeen will have a significant, negative impact on local sports clubs and therefore on our young people's opportunity to play sport.

This is contrary to the Dun Laoghaire development plan to support and provide for recreational amenity and contrary to overriding public health objectives such as tackling obesity, etc. The applicant's (developer) community audit did not approach a single sports club in the area to ascertain their requirements. Instead there is a lengthy list of facilities provided with zero analysis or consideration of the clubs actual requirements.

Brent Geese

Brent Geese are a protected species under EU law. Most of you will have witnessed the large flocks that fly over the area on their way to feed and rest on the playing pitches in Clonkeen. The developer/Christian Brothers fenced off the sold land back in 2019, preventing the grass from being cut and making most of the site unsuitable for the geese. Their numbers declined.

However, it is essential to dismiss the applicant's wintering birds survey results by using the residents local knowledge of the Geese using the site. Residents should confirm that it is only in recent times since the applicant let the grass grow to discourage the geese landing at Clonkeen, that the Geese have been landing at Kilbogget Park.

The more residents that can confirm this information to ABP, the better because this is a potential real red flag for this proposal. Essentially, we have proof that in February 2019 over 600 geese were feeding and resting on the pitches. This makes the site one of national importance for Light Bellied Brent Geese who are a protected species under EU law. For more detailed information on the geese (we have a full spreadsheet of numbers, and photos) please contact us (see below).

The forthcoming SNI (Strategic Neighbourhood Infrastructure) zoning objective

Many of you supported Dun Laoghaire Rathdown Co Council's intention to rezone the land at Clonkeen to a new designation – SNI (strategic neighbourhood infrastructure). The development plan won't come into place until next spring and so while it is unlikely to be in place prior to the Board's decision, observations

should refer to this intention of the council which would protect the land from the kind of development that is currently being planned. The provision of residential development would result in the permanent loss of this recreational amenity land that benefits the wider community. This is a significant point to make.

Pedestrian and Cycle link access on Monaloe Park Road.

This is a key issue for residents because the access (*based on the proposal*) would encourage parents to drop off and collect their children from the school at or close to, this location. This would result in overflow parking onto a road that is already congested with on-street car parking. Emergency services and refuse collection services are already bottle-necked in the estate.

The opening of this access point will also pose a security concern for houses on Monaloe Park Road whose back gardens are likely to be more accessible than they currently are.

Residential Amenity – overlooking and overshadowing from six storey apartment buildings in close proximity to the site boundaries. This is a potential issue for several houses at Monaloe Park Road although it is suspected that ABP will accept that the separation distances are sufficient to avoid any material impact on residential amenity. A review of the sunlight and daylight will confirm shadows on the rear gardens in June, when the sun is at its highest angle. Again, some properties are more affected than others and also overshadowing is a transient impact, *though again the Board is likely to give it a pass.*

If you need any assistance in making your submissions please email monaloealongmeadow@gmail.com or by text/call Conor 087 2406700, Paul 087 2744943 Ann 087 6671350

WE ARE HOLDING A PUBLIC MEETING TO FULLY DISCUSS ALL THESE ISSUES AND ANY OTHER THAT MAY BE OF CONCERN ON THIS MONDAY 4th OCTOBER AT 7:30PM VIA ZOOM. IF YOU WISH TO ATTEND PLEASE EMAIL barbara@sherwood.ie so that a link to the meeting can be sent to you in advance.