

## Heather Cooke

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**From:** Anthony Tobin <info@emra.ie>  
**Sent:** 19 November 2018 09:36  
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Organisation: None

**Message Body:**

In relation to the proposed development plans and specifically in relation to the Dunboyne proposals I would like to note the following observations:

- the proposed high density residential plans for the area are in contrast with the "village" setting of Dunboyne. It would appear to me that what is being suggested is to move the requirement for high density, high rise, development out from the core of the city centre, where it is required to remote suburbs on the sole basis of them having rail links but little else in terms of support services.
- Dunboyne already suffers from chronic traffic snarl ups particularly around school times and at weekends when there is little or no parking available, dissuading people from using local shops and services. The village core essentially remains the same as it was 20 years ago despite large housing developments in the meantime. The primary and secondary schools are among the largest in the country and attracting significant student numbers from Dublin 15 adding to traffic congestion. The proposals, without significant prior upgrades to infrastructure would like suffocate the village and make it less attractive as a shopping and services option.
- The proposed development at Dunboyne North (Pace) will create a "new town" with little or no community feel. Dunboyne, a town with no full time garda presence would likely see a rise in crime as a result of disjointed housing developments with little or no community supports in a remote area sandwiched between a motorway and a rail line.
- Developing Dunboyne without addressing the housing issue in Dublin will create a property bubble within the town and push affordability away from local buyers. This happened in the 95-05 decade when most local buyers were priced out of settling in the area due to pent up demand from Dublin in particular. This is a key issue with the current planning strategy.

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