



Draft Blessington Local Area Plan Submission - Report

Who are you:	Group
Name:	Annuschka Wiesemann, Danielle O'Farrell, Patrick Brien Directors of Deerpark Court, on behalf of 53 units in Deerpark Court housing estate
Reference:	DBLESSLAP-110731
Submission Made	November 26, 2024 11:20 AM

Topic

Overall Strategy of the LAP

Submission

Annuschka Wiesemann, Danielle O'Farrell, Patrick Brien
Directors of Deerpark Court, on behalf of 53 units in Deerpark Court housing estate.

26th November 2024.

Re: Objection to the Proposed Blessington Local Area Plan (LAP)

Dear Council,

We are writing on behalf of the residents of Deerpark Court to raise serious concerns regarding the proposed re-routing of the N81 to the Blessington inner relief road, as outlined in the Blessington Local Area Plan (LAP).

While we support the Council's efforts to enhance the area, we believe the proposed changes would result in significant and detrimental impacts on our community and the broader area.

Traffic and Safety Concerns:

The proposed re-routing would funnel dramatically increased traffic volumes onto roads adjacent to Deerpark Court, creating severe access challenges for residents and heightening the risk of accidents. Current peak-time congestion already causes delays; the added traffic from this re-routing would make daily access unsustainable.

This increase in traffic, particularly as there is already a significant amount from construction and quarry vehicles, would pose a serious safety risk for pedestrians, including children and schoolgoers. The heightened risk of accidents and potential fatalities on this heavily crossed road cannot be overstated.

Noise, Pollution, and Privacy Impacts:

The re-routing would bring a substantial increase in both noise and air pollution to Deerpark Court, where properties are directly adjacent to the road. Current levels of noise are already disruptive, and the proposed changes would make this significantly worse. We question whether the Council intends to address this through mitigation measures, such as grants for soundproof windows, as this would become a necessity for residents.

The proximity of the road also raises privacy concerns for residents, with apartments overlooking the roadway exposed to intrusive visibility and noise.

Environmental Considerations:

We are deeply concerned about the environmental impact of the proposed re-routing. Increased pollution and traffic would endanger the protected green wildlife area adjacent to our estate, a vital natural asset that should

be preserved for the benefit of current and future resident and which impact would contradict the Council's obligations to environmental protection.

Property and Economic Impacts:

The proposed re-routing would likely result in a significant devaluation of properties in Deerpark Court and neighbouring estates, affecting residents' investments and financial security. Furthermore, businesses along the current N81 route, such as petrol stations and local cafes, would suffer economically due to reduced traffic, impacting the local economy.

Request for Alternative Consideration:

We urge the Council to reconsider the current proposal and explore less damaging alternatives. If re-routing is deemed unavoidable, we suggest a route behind Sorrel Wood and past the GAA grounds. This option would minimise the impact on existing housing estates and better balance the needs of the community.

Conclusion

In conclusion, we strongly object to the proposed re-routing of the N81 as outlined in the LAP. This plan would have far-reaching negative consequences for the safety, wellbeing, and quality of life of residents, as well as the environmental and economic health of the area.

We respectfully request that the Council revise this proposal to better reflect the long-term interests of Blessington and its residents.

We look forward to your response and remain hopeful that the Council will act in the best interests of the community.

Yours sincerely,
Annuschka Wiesemann
Danielle O'Farrell
Patrick Brien
Directors of Deerpark Court

Topic

Infrastructure (incl. Infrastructure Delivery Schedule)

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Topic

[Land Use Zoning / Specific Local Objectives / Land Use Zoning Map](#)

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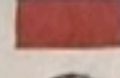
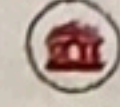

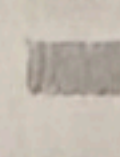
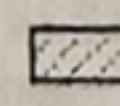
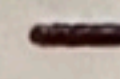

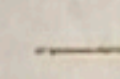

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[File](#)

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LEGEND

-  Blessington Settlement Boundary
-  Blessington Road Objective
-  Blessington eGreenway
-  Town Centre
-  Greenway Hub
-  Potential Car Park Location
-  N81 Tallaght to Hollywood Cross Road Improvement Scheme
-  N81 Preferred Route Corridor
-  Arterial Streets
-  Link Streets
-  Local Streets
-  Potential Traffic Management Locations

