

The Secretary,
An Bord Pleanála
64 Marlborough Street
Dublin 1

4th September 2019

AN BORD PLEANÁLA
LDG- 018941-19
ABP- _____
05 SEP 2019 2014
Fee: € 50 Type: Cash
Time: 13:29 By: hand

Re: Broadmeadow Way Case Reference PL06F.304624

Dear Sirs,

I am writing to you in connection with Broadway Meadow, and in particular the plan to divide the Sheehan family farm in Kilcrea. I am Jack Sheehan's niece.

Right from the start of planning for this project Jack Sheehan has made his concerns known to the council. These are centred on the potential severance of his farm, the invasion of privacy, personal security (but also the security of cattle, hay etc.), noise and general nuisance. Please see enclosed an article from 2014 highlighting his concerns.

Despite objections the planning for Broadmeadow Way has continued to focus on routes through one, and only one, farm. Following the public consultation there was a commitment to seek routes that avoided traversing his farm but despite obvious and equally viable routes being available the plan is still to go through this farm. There is no clear reason why a route through this farm will benefit users of the route but it will clearly disadvantage him and put anyone farming the land to trouble.

The proposal is that the land required will be taken by way of a CPO – this farm has already being subject to a CPO for the construction of the new Donabate Distributor Road which will include quality cycle paths.

The use of a CPO for a greenway appears to go directly against stated Government policy which is given in the Strategy for the Future development of National and Regional Greenways. This states that 'Where Greenways are planned in areas of private lands, they should be designed to traverse field boundaries and hedgelines to avoid severance'. The planned route directly breaches this policy.

I also saw that Ciarán Cannon (Minister of State) reassured farmers in Galway with an absolute confirmation that no CPOs would be used for greenway development (see enclosed article from Connacht Tribune 30th August 2018).

If farmers in Galway deserve to be treated in line with stated Government policy then surely this should apply equally in Kilcrea.

Understandable concerns about the impact of the Greenway on his privacy, security and ability to farm are obvious, but I would also suggest there should be concerns about the risks that will arise to users of the Greenway. The proposed crossing points will inevitably be spoiled with manure, as it divides a working farm. There is no proper and timely way this could be cleaned up to a high standard. This will expose Greenway users to risk of infection as well as potentially slipping. If the

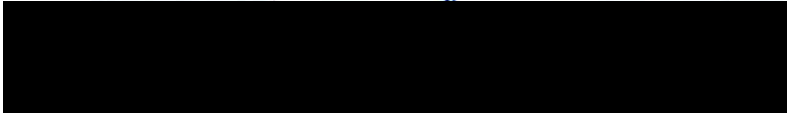
Greenway proves as popular as is hoped it would be unavoidable that many shoes will carry away infected matter. This would also be the case for the tyres of bikes and prams/buggies.

If the proposed route is allowed it would be unfair if the farmer concerned would be held liable or responsible by the council for these risks despite it resulting directly from someone else's decision to run the route through the farm rather than around it, and despite the farmer warning of these risks.

At present there are, I believe, close to 100 cattle on the farm – in addition to four horses. As these require to be moved about the farm the risk of animal manure on the crossing points which are proposed is very real.

As the proposed Broadmeadow Way greenway will, for no good reason divide a working family farm in two, I would ask that an oral hearing be held so that the farmer's concerns can be better understood.

Yours Sincerely



Sandra Leyden

Cannon rules out CPOs for future Greenway routes

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CONNACHT TRIBUNE

Cannon rules out CPOs for future Greenway routes



Published 1 year ago on August 30, 2018
By **Declan Tierney**



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UNDER no circumstances will a farmer in East Galway be slapped with a compulsory order for the acquisition of their land for the provision of a walking and cycling greenway.

This was the commitment given by a Government Minister of State who has informed Galway landowners that they will never be subjected to a CPO.

Classified
And it has been learned by the Farming Tribune that all land owners between Athenry and Galway will be called to a meeting to inform them a preferred route for a greenway between the two locations that will not divide lands or farms.

Instead, it will utilise State owned lands like Coillte forestry and even property adjacent to the existing Galway to Dublin railway line in order to provide a greenway.

Farmers from East Galway attended a meeting in Athenry at which plans were outlined for a greenway along the old disused railway track to Ballyglunin, Tuam and on towards Milltown and Claremorris.

The farmers in attendance welcomed the fact that a greenway could be provided on State owned lands without any threat of a compulsory purchase order.

Minister Ciaran Cannon assured farmers that there would never be a threat of CPOs again in their lifetime.

"In the past, they went the wrong way about it. Cutting through people's holdings as the quickest direct route for a greenway was not the way to go. It was scandalous.

"Under the greenways directive, there are alternatives along State-owned lands throughout East Galway including bogs and Coillte forestry that can be utilised.

"And we also have been informed that stretches of the railway track between Galway and Dublin have sufficient width that they can provide greenway cycle lanes," Minister Cannon added.

Farmers from East Galway, in the Woodlawn area in particular, attended a meeting in Athenry at which they supported the concept of a greenway between Athenry and Tuam and beyond along the railway line.

They were vehemently opposed to CPOs and expressed the view that no lands should be subjected to compulsory purchase without consent and consultation.

For more, read this week's Connacht Tribune.

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Local Farmers Object To Walkway

DIGITAL EDITION



Jack Sheehan

24TH MARCH 2014



The much anticipated walkway/cycleway across the Malahide estuary, which will start at Malahide Castle and culminate at Newbridge House in Donabate, is widely regarded as a very welcome development for tourism in the area. However, the proposed development is a source of concern for a number of local farmers in the Donabate area.



Swords local election candidate, Michael Collins (NP), who is a native of Donabate, was contacted by concerned local farmers, who are angry that the new walkway will cross their land and are



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leaving for the safety of their animals. Collins contacted the County Leader and explained the dilemma that faces the farmers. The new walkway is planned to go through the land of three local farmers, Jack Sheehan, Francis Hand and Ivan Keeling, who are set to face compulsory purchase demands on parts of their farm holdings.

Collins proposes that the walkway, upon reaching the Donabate side of the causeway should then proceed along the northern side of the Malahide Estuary to the end of the Kilcrea Road. It should then proceed directly along this estuary into Swords, linking up with the existing walkway to Malahide, thereby making a complete loop.

The advantage of opening the entire estuary as a pedestrian and cycleway track, will prove a major attraction for residents of both Swords and Malahide.

“While Francis and Ivan are both affected by the plans, the impact on Jack’s land will effectively mean his farm will be divided in two. The walkway will go very close to his house and will greatly affect his privacy. Also, if he has cattle on one side and wants to locate them on the other side, what is he to do?. There’s also the issue of security and the danger of cattle eating litter that has been discarded, and the likes,” he said.

The three men have all lodged objections with the Local Authority. Jack Sheehan spoke about how the proposed development will affect him. “My privacy will be taken away. This is a very quiet area and another concern we all have is that we have hay in summer, and the possibility of someone setting fire to it is a real worry for us,” he said.

Another problem for the local authority, according to the farmers, is that some of the area is to be built on a flood plane, which will necessitate much of it to be built on stilts. Once the route crosses Jack Sheehan’s land, the water will be a major problem. “The Council will have to use pile drivers, and dig deep at that,” they maintain. Another potential problem surrounds the sluice gate, which keeps the rising tide at bay. In severe weather, this sluice gate can be dislodged, meaning that up to 100 acres can be flooded. Collins and the farmers believe that the cycleway/walkway is a good idea, but needs to be located in a more appropriate location, where the public can enjoy their walk and cycle, but not at the expense of families who have farmed for generations, in a peaceful, secure rural area.

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