

A/ SHORT FORM OBJECTION

**please include the following reference at the top of your email*

REFERENCE: PP/23/06575

RE: BALLYMORE PLANNING APPLICATION: Sainsbury's and surrounding former utilities land, Canal Way,

Dear Sir/Madam.

I strongly oppose the proposed development for the following reasons.

Firstly, it's part of a larger plan and the concern here is that approval of this planning application will lead to an automatic acceptance of subsequent applications without adequate consultation with the local community. Approving it could lead to more development that is out of keeping with the local area and cause further stress on local infrastructure.

Secondly, there are serious concerns about toxic pollution from the site's history as a Victorian gasworks. Ballymore's current plans lack a coherent, detailed and effective strategy for remediation.

In summary, the development is out of character with the local area, could harm our health and isn't environmentally sound.

Yours faithfully

NAME

B/ LONG FORM OBJECTION

**please include the following reference at the top of your email*

REFERENCE: PP/23/06575

RE: BALLYMORE PLANNING APPLICATION: Sainsbury's and surrounding former utilities land, Canal Way,

Dear Sir/Madam.

I register my objection to the proposed development on the basis that it forms part of a hybrid application, potentially influencing the planning authority's ability to evaluate Ballymore's application to rebuild Sainsburys in isolation.

Approval of this application may set a precedent for subsequent developments on the Kensal Canalside site, particularly a larger-scale over-development encompassing plans for high-rise tower blocks.

Such structures are incongruent with the character of the local area and the nearby Grade I listed conservation area and place undue strain on the existing infrastructure.

Furthermore, my objection extends to concerns regarding inadequate pollution control. The site's history as a former mid-Victorian gasworks has left coal tar pits emitting toxic gases and contaminating the soil.

The absence of comprehensive remediation plans in the submitted documents is a glaring oversight. The focus on dust management and soil containment, while crucial, falls short in addressing the release of gases.

Despite assurances, the requested full plan from Ballymore's remediation contractor has not been received by our independent expert.

Environmental reports included with the submission underscore the significant health risks associated with these gases. This is of huge concern to local residents.

In summary, my objections include concerns about the scale and density of the proposed development, potential health hazards related to the release of toxic gases and hazardous materials, and the unsustainable nature of the development under prevailing environmental standards.

Yours faithfully

NAME

C/ FORMAL OBJECTION

**please include the following reference at the top of your email*

REFERENCE: PP/23/06575

RE: BALLYMORE PLANNING APPLICATION: Sainsbury's and surrounding former utilities land, Canal Way

Dear Sir/Madam.

I hereby formally object to the proposed development on the grounds that it constitutes a component of a hybrid application, which residents were not made aware of at the start of Consultation process.

The potential authorization of this application raises concerns that it could become a precedent for subsequent developments, particularly a more extensive over-development encompassing Ballymore's plans for high-rise tower blocks, which diverge significantly from the established character of the local area and the adjacent Grade I listed conservation area and will place undue stress on existing infrastructure.

Moreover, my objection extends to substantive concerns pertaining to inadequate pollution control measures. The historical use of the site as a former mid-Victorian gasworks has resulted in coal tar pits emitting toxic gases and soil contamination. The conspicuous absence of comprehensive remediation plans within the submitted documentation represents a material omission.

While due attention is given to the management of dust and soil containment, these measures fall short of addressing the emanation of gases. Despite assurances to the contrary, the comprehensive plan requested from Ballymore's independent expert remains outstanding, and the provided outlines are deemed nebulous and impracticable.

The evident lack of a detailed plan reflects the inherent difficulty associated with soil excavation without the release of toxic gases, necessitating the protracted process of bioremediation. Environmental reports underscore the consequential health risks posed by these emitted gases.

In summary, these objections include concerns regarding procedural impropriety in the planning process, incongruity of the proposed development within the broader contextual framework of the locale, potential health hazards arising from the emission of toxic gases and hazardous materials, and the unsustainable nature of the development in contravention of established environmental standards.

BALLYMORE APPLICATION : OBJECTION LETTER TEMPLATES

Additionally, disparities and alterations in the location plans contribute to the overarching conclusion that the extant proposal is no longer fit for purpose and may be misleading.

Yours faithfully

NAME

D/ FORMAL OBJECTION (Version No.2)

****please include the following reference at the top of your email***

REFERENCE: PP/23/06575

RE: BALLYMORE PLANNING APPLICATION: Sainsbury's and surrounding former utilities

Dear Sir/Madam,

I object to the development on the grounds that this is part of a hybrid application. This manipulates the planning authority into judging it alone. If given permission this would lead to a domino effect of development.

This other much larger over-development including plans to build high rise skyscrapers. These are out of character with the local area and nearby Grade I listed conservation area. Such a development would place undue stress on the infrastructure.

I also object to the development on the grounds of inadequate control of pollution. This is due to this site being a former mid-Victorian gasworks. This means there are coal tar pits on site that emit toxic gases and have contaminated the soil. The lack of proper remediation plans in these documents is a huge omission. Instead, the focus is on dust management and containment of soil. Barriers, screens and damping will not contain gases.

Our independent expert requested from Ballymore a full plan. This was never received despite promises. What we read here are vague and ridiculous outlines. The conclusion is they don't have a plan because it is impossible to dig up soil and not emit toxic gas! One must bio-remediate it first. That takes a long time. The environmental reports show that these gases are SIGNIFICANT risks to human health.

In conclusion: we object to this development because it manipulates the process. It is part of a larger development which is out of character with the area. The development will include stirring up toxic gases and hazardous materials. If judged as one plan, it is unsustainable. The location plans are unclear and missing key maps and documents. They have also changed. The plan is thus no longer fit for purpose because it is misleading.

We are complaining under:

1. Hybrid - manipulative method to apply and thus was always misleading
2. Out of Character with local area
3. Lack of respect for local area
4. Design
5. Overshadowing
6. Conservation area nearby
7. Scale

BALLYMORE APPLICATION : OBJECTION LETTER TEMPLATES

- 8. Environmental contamination - inadequate plans
- 9. Sustainability

Yours faithfully

NAME