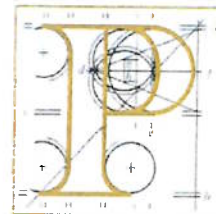


**Our Case Number: ABP-316272-23**



An  
Bord  
Pleanála

Ashfield Place Owners Management CLG  
c/o Gallagher Property Management  
Broombridge Business Centre  
288 Bannow Road  
Dublin 7  
D07 PP9T

**Date:** 02 December 2024

**Re:** Bus Connects Templeogue/Rathfarnham to City Centre Core Bus Corridor Scheme  
Templeogue/Rathfarnham to City Centre

Dear Sir / Madam,

An Bord Pleanála acknowledges receipt of your email dated 25<sup>th</sup> November 2024 in relation to the above-mentioned proposed road development and to the accompanying Compulsory Purchase Order application, ABP-316377-24.

The Board apologises that your submissions dated 14<sup>th</sup> June 2023 and 19<sup>th</sup> March 2024 have not been uploaded to the Board's website. This is a clerical error that will be rectified as soon as possible. The Board also apologises for the error in not acknowledging receipt of either submission in relation to the above-mentioned case. Please accept this letter as an acknowledgement of receipt of both.

If you have any queries in relation to this, please contact the undersigned officer of the Board at [laps@pleanala.ie](mailto:laps@pleanala.ie)

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Eimear Reilly  
Executive Officer  
Direct Line: 01-8737184

HA02

Tel	Tel	(01) 858 8100
Glaao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

## Eimear Reilly

---

**From:** LAPS  
**Sent:** Monday 2 December 2024 12:29  
**To:** 'ashfield@gallagherpm.ie'  
**Cc:** 'Roman Ortuno'; 'David Voakes'; 'Ronan Brady'  
**Subject:** RE: ABP-316377-23 & ABP-316272-23  
**Attachments:** 316272-Ashfield Place Owners Management CLG.pdf

Goof afternoon

Please see attached letter in response to your email, a copy of which will also issue by post.

Kind regards

Eimear Reilly

---

**From:** ashfield@gallagherpm.ie <ashfield@gallagherpm.ie>  
**Sent:** Monday 25 November 2024 07:56  
**To:** LAPS <laps@pleanala.ie>  
**Cc:** 'Roman Ortuno' <romeror@tcd.ie>; 'Ronan Brady' <ronanbrady17@gmail.com>; 'David Voakes' <dvoakes@gmail.com>  
**Subject:** RE: ABP-316377-23 & ABP-316272-23

**Caution:** This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

To whom it may concern

We made the following submissions earlier this year:

ABP-316377-23 & ABP-316272-23

However, we do not appear on the list of objectors, can you confirm the status of this?

Neil

---

**From:** LAPS <laps@pleanala.ie>  
**Date:** Tuesday, 19 March 2024 at 08:56  
**To:** ashfield@gallagherpm.ie <ashfield@gallagherpm.ie>  
**Subject:** RE: ABP-316377-23 & ABP-316272-23

Good morning

I acknowledge receipt of your email. A formal acknowledgement will issue by post in due course.

Kind regards

Eimear

**Eimear Reilly**

---

**From:** LAPS  
**Sent:** Tuesday 19 March 2024 08:57  
**To:** ashfield@gallagherpm.ie  
**Subject:** RE: ABP-316377-23 & ABP-316272-23

Good morning

I acknowledge receipt of your email. A formal acknowledgement will issue by post in due course.

Kind regards

Eimear

**From:** ashfield@gallagherpm.ie <ashfield@gallagherpm.ie>  
**Sent:** Tuesday, March 19, 2024 8:17 AM  
**To:** LAPS <laps@pleanala.ie>  
**Subject:** ABP-316377-23 & ABP-316272-23

**Caution:** This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

To Whom It May Concern:

Please see attached submission regarding case numbers ABP-316377-23 & ABP-316272-23.

A hard copy has also been sent to:

An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01V902

For and on behalf of Ashfield Place Owners Management CLG

Regards

*Neil Gallagher*

Director  
BSc (Hons) Property Valuation & Management  
PSRA Licence No: 004196-005453

*"If you, or any of your friends, family, or co-workers need advice on anything to do with property I am always there to help, just get in touch....."*

Gallagher Property Management – PSRA Licence No: 004196  
Broombridge Business Centre, 288 Bannow Road, Broombridge, Dublin 7, D07 PP9T  
Tel: +353 1 8245724, Web: <http://www.gallagherpm.ie>

ODCE Regulation Compliance information: Neil Gallagher Property Management & Valuations Ltd  
Trading as: Gallagher Property Management, Company Registration Number: 665680

The information contained in this email and in any attachments is confidential and is designated solely for the attention and use of the intended recipient(s). If you are not the intended recipient please note that any review, dissemination, disclosure, alteration, printing, copying or transmission of this email and/or any file transmitted with it is prohibited and may be unlawful. If you have received this email and any file transmitted with it in error, please notify [info@gallagherpm.ie](mailto:info@gallagherpm.ie) and delete this email, attachments and other items transmitted with it. Information, conclusions, opinions and assumptions that do not relate to the official business of Gallagher Property Management, shall be understood as neither given nor endorsed by Gallagher Property Management.

Ashfield Place Owners Management CLG  
c/o Gallagher Property Management  
Broombridge Business Centre  
288 Bannow Road  
Dublin 7  
Companies Registration Number 608513

19<sup>th</sup> March 2024

An Bord Pleanála  
Strategic Infrastructure Division  
64 Marlborough Street  
Rotunda, Dublin 1  
001 V902

**Re: Case Numbers: ABP-316377-23 & ABP-316272-23**

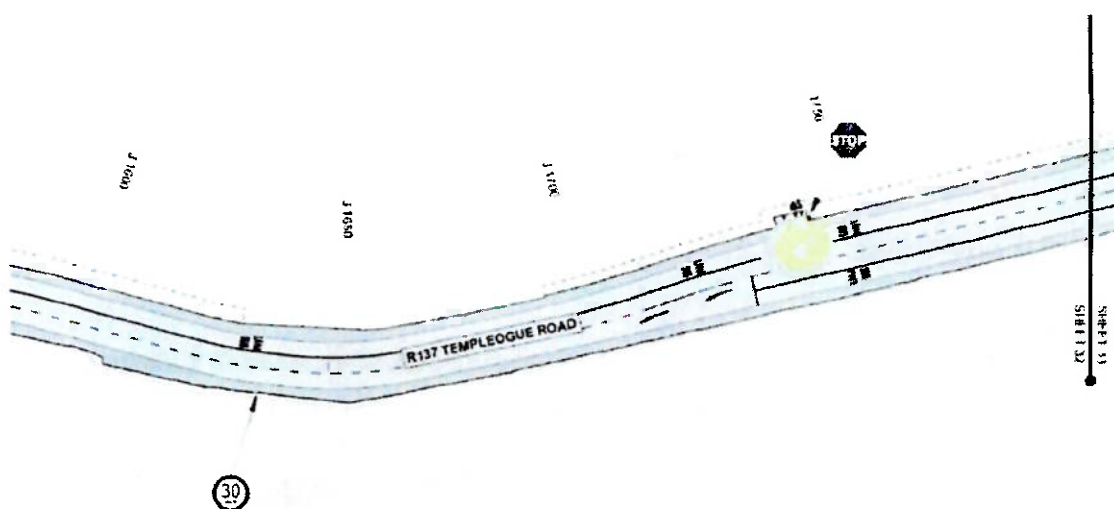
Dear An Bord Pleanála,

We write as Directors of Ashfield Place Owners Management CLG, which owns and manages the common areas of Ashfield Place, a development of sixteen homes off Templeogue Road built by Richmond Homes and completed in 2018.

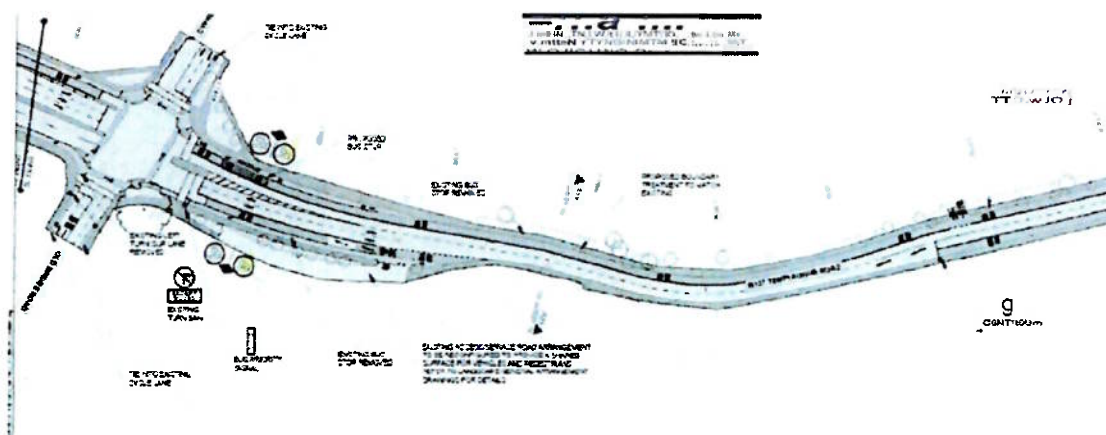
As per letters and documentation received, we note that part of our common area is affected by the "Templeogue/Rathfarnham to City Centre Core Bus Corridor Scheme Compulsory Purchase Order 2023", Section 1d: Cypress Grove Junction to Templeville Road, 1110(1).1d (permanent) and 1110(2).2d (temporary).

Having reviewed the written correspondence and the information contained on the website <https://templeoquerathfarnhamscheme.ie/>, we hereby lodge the following submission setting out our **observations** and accordingly, **request clarifications and amendments** to the current proposed scheme:

1. The road markings (as shown in <https://templeoquerathfarnhamscheme.ie/wp-content/uploads/sites/10/2023/04/08-Traffic-Signs-Road-Marking.pdf> and <https://templeoquerathfarnhamscheme.ie/wp-content/uploads/sites/10/2023/04/Volume-1-General-Arrangement-Drawings.pdf>) do not include provision for a yellow box at the entrance of the estate. We have a **planning, sustainable development and safety concern** stemming from the foreseeable difficulties for residents' vehicles to come in/out of the estate and **we request that that a yellow box** is painted to prevent congestion and gridlock at this crucial junction, which is the only point of vehicular entry/exit from the estate. The absence of a yellow box would make exiting our complex in either direction very challenging and dangerous as we will have to also negotiate pedestrian and bicycle traffic.

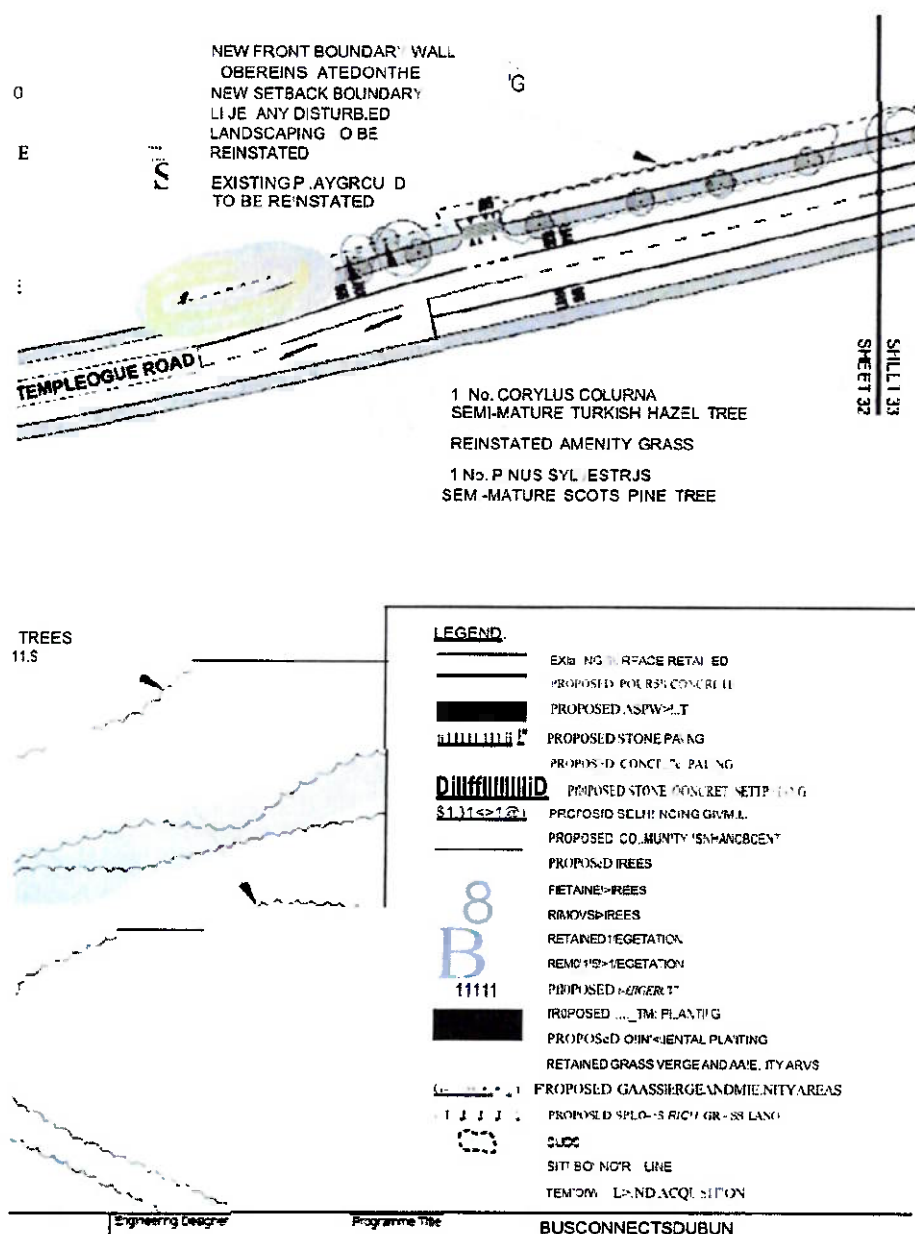


We note that the speed limit will be lowered to 30 Km/h through the village. We are concerned that this new lower speed limit will not be observed by all road users and we request that **speed cameras are installed to enforce the 30 Km/h limit**. We are against the installation of **speed humps** due to the adverse noise pollution effect that they would have given that existing houses are in close proximity to the main road and that other houses will in effect be brought in closer proximity as well.



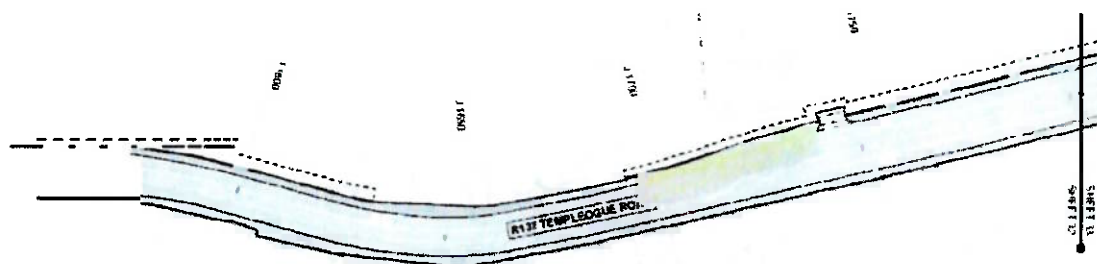
The plans currently have no dedicated cycle path but rather a shared cycle path with the vehicles that are authorised to use the bus corridor thus bringing an increased risk to any cyclist. This in turn could endanger the pedestrian traffic should a cyclist have to take evasive action on the shared bus and cycle lane when dealing with multiple access routes along this stretch of road as residents exit and enter their designated driveways.

2. The landscaping plan (<https://templeogueathfarnhamscheme.ie/wp-content/uploads/sites/10/2023/03/05-Landscaping-General-Arrangement.pdf>) shows that the two trees and the playground will be reinstated. We understand that there are pipes and an attenuation tank under the playground area and these should be properly surveyed before works begin. We also request assurance that the reinstated playground will comply with statutory safety requirements, given the reduction in its size and that this is approved by the council as the original planning approval required the current playground.



3. From the fencing and boundary treatment plan ([https://templeoquerathfarnhamscheme.ie/wp-content/uploads/sites/10/2023/03/07\\_Fencing-and-Boundary-Treatment.pdf](https://templeoquerathfarnhamscheme.ie/wp-content/uploads/sites/10/2023/03/07_Fencing-and-Boundary-Treatment.pdf)) we note that a wall (blue line) is being proposed where there is currently a fence. We request clarification as to whether a wall will be built or the current fence will be reinstated. If a wall is to be built, we do not see the need to relocate the gate because this gate is not in use. We would also recommend that this wall is built in line with other neighbourhood walls and that a gated access to the estate is built in order to enhance the security due to the closer proximity to the public and the traffic.

UNLESS NOTED OTHERWISE, WHERE BOUNDARY WALLS/FENCES ARE BEING RELOCATED AND THE EXISTING ACCESS IS LESS THAN 3.6m IN WIDTH, MAXIMUM WIDTH OF NEW ACCESS SHALL BE 3.6m WITH NEW DRIVEWAY TYING IN WITH THE EXISTING DRIVEWAY AT TEMPORARY LAND ACQUISITION BOUNDARY



#### LEGEND:

	PROPOSED WALL
	PROPOSED FENCE
	PROPOSED GATE
	RELOCATED GATE
	SITE BOUNDARY LINE
	TEMPORARY LAND ACQUISITION

#### NOTES:

- 1 WHERE PROPERTY LINE ADJUSTMENTS ARE PROPOSED NEW BOUNDARY WALLS FENCING ARE PROPOSED TO MATCH EXISTING UNLESS OTHERWISE DETERMINED IN CONSULTATION WITH THE LANDOWNER

As responsible residents we are supportive of plans that would enhance the public transport but are concerned that the current plans will have a negative overall impact to not only our immediate property but also to the functioning of our village. The village will become less accessible and potentially have more consistent slower traffic passing through thus bringing increased noise and air pollution to a community that is looking to enhance the outdoor facilities. Should traffic measures be successful and divert cars away from the village this could have the impact of isolating the village and negatively impacting on the thriving small businesses.

We are also concerned with the ability of the surrounding roads to cater for the diverted traffic and thus will negatively impact on our ability to move within the local environs.

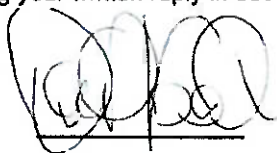
With a revised plan, that is well thought out and taking into account some of the consideration raised here we believe that a functioning bus corridor would be beneficial to all concerned.



We look forward to receiving your written reply in due course.



Ronan Brady



David Voakes



Roman Romero-Ortuno



Neil Gallagher

