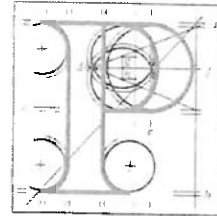


**Our Case Number:** ABP-316272-23



**An  
Bord  
Pleanála**

Joe Davitt  
110 Lower Rathmines Road  
Rathmines  
Dublin 6  
D06 Y8K3

**Date:** 26 March 2024

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

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above-mentioned proposed road development and will take it into consideration in its determination of the matter.

Please note that the proposed road development shall not be carried out unless the Board has approved it or approved it with modifications.

The Board has also received an application for confirmation of a compulsory purchase order which relates to this proposed road development. Accordingly, the Board will inform you in due course on this matter. The Board shall also make a decision on both applications at the same time.

If you have any queries in relation to this matter 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

HA02A

Teil	Tel	(01) 858 8100
Glaio 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	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

**Eimear Reilly**

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**From:** LAPS  
**Sent:** Thursday 7 March 2024 14:13  
**To:** Joe Davitt  
**Subject:** RE: Case ABP-316272-23

Good afternoon Joe and Siobhan

I acknowledge receipt of your email. A formal acknowledgement will issue via post.

Kind regards

Eimear

**From:** Joe Davitt [REDACTED]  
**Sent:** Thursday, March 7, 2024 12:26 PM  
**To:** LAPS <laps@pleanala.ie>  
**Subject:** Case 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.

Yours,  
Joe & Siobhán Davitt,  
110 Lower Rathmines Road,  
Rathmines,  
Dublin 6,  
D06 Y8K3

## Templeogue/Rathfarnham to City Centre – Bus Connects

### Bord Pleanála Case reference: HA29N.316272

I have been a resident of 110 Lower Rathmines Road (circled in red below) since 2005. My wife and I have raised a family of three here. I predominantly walk or cycle but also use a car which is parked on the streets (Observatory Lane, Military Road and Richmond Hill) off the main road. Parking outside our house has always been restricted but we have availed of the 10am-12pm Mon-Sat option, after 7pm and all day on Sundays when necessary.



- It is important to note that the stretch of Rathmines Road Lower highlighted above (from the proposed bus gate to Observatory Lane) is predominantly residential with some commercial/business premises. Most of these properties do not have rear access due to mews developments.
- My biggest concern about the proposed bus lanes between 6am and 8pm seven days a week is access to our home. How will tradesmen access my house for works if they have no viable time get close enough to do so? If there is a plumbing emergency, how will a sewage truck park close enough to access my house? If I had to replace a large household item e.g. a sofa, how would that be delivered? How will bins be collected – bin trucks usually arrive after 6am?
- There is one new loading bay (10-12, Mon-Fri) proposed in the above map beside my house. It is not clear who can use this loading bay outside these times or who they are reserved for. This vagueness is a cause for concern. In my opinion, there should be a provision for local residents of the road to use them or tradespeople working on houses along this stretch.

- There should be more loading bays given the number of people living on this stretch of the road.
- The loading bays outside Lidl and Aldi could also be used for local resident access or tradespeople. Currently large daily deliveries do not use any of these loading bays as these trucks are too big. Instead they park on the road early in the morning or after 8pm. Deliveries to businesses will need to be factored into the planning of the bike lanes as currently they are blocked by mini bollards which are a nuisance for cyclists and motorists. These mini bollards mean that even after 8pm cars will not be able to park – they should be removed.
- With further parking and traffic restrictions planned on the Lower Rathmines Road there will be fewer places to park for local residents. There are seven Pay and Display spaces on Observatory Lane. A few of these are filled daily by the delivery drivers from the adjoining takeaway businesses who cannot park on the main road due to the mini cycling bollards. It is a challenge to get parking here on most days and I fear it will become even harder. I note that 3 Pay and Display spaces will be removed from Military Road which further cause problems for local residents. Surely there should a 'resident only' parking provision put in place?
- I use my car only when needed and mostly for carrying gear for the local GAA team. Under the new proposals I won't be able to easily access either side of the canal from where I live which is 400m away, or even drive straight into town. To head east down the canal I would have to go down Richmond Hill. Lower Mountpleasant Ave will be blocked off under the new proposals meaning I will have to drive up Upper Mountpleasant Ave, go left at Charleston Road and down to Ranelagh and navigate from there. There still is no left turn from the Lower Rathmines Road onto Castlewood Avenue which would be easier – it should be allowed. Going west down the canal means I have to go up Leinster Road and down through Harold's Cross. I will be taking longer journey which negates the intent of the Bus Connects proposal. There will be extra traffic for rat runs such as Richmond Hill and Leinster Road. Richmond Hill is not wide enough to take all this extra traffic.
- Local residents on the Lower Rathmines Road should have access through the bus gates. An electronic tag system could be introduced for residents.
- I appreciate that the intent of the plan is to reduce traffic, however, my view is that it will have the effect of causing people to take longer circuitous journeys and will increase drive time.
- The current plan still allows for heavy morning and afternoon traffic from parents going to St Mary's School from Mountpleasant Upper, down Richmond Hill and onto Military Road. The likes of Ardee Road and Williams Park will bear the brunt too. The current plans will not dissuade parents from clogging up our side streets with drop off which they currently do during the school year – it is questionable whether these drop offs are necessary. I would expect that school going children would be likely candidates to walk, cycle or take the bus to school.
- Cycle lanes will need to have a speed limit due to the erratic and dangerous driving of those on e-scooters and electric bikes.
- There is no telling the effect that these restrictive bus lane measures will have on businesses on the Lower Rathmines Road. My fear is that the village will lose its character and businesses could be decimated. Why would we turn the Rathmines Road into a never-ending chorus of buses? What purpose does this serve? It doesn't

serve the people of Rathmines. Many of the shops on the Lower Rathmines Road are used by people who are elderly or cannot walk/cycle (e.g. the pharmacy and the launderette). I anticipate that these customers will choose to drive to locations with parking (e.g. Nutgrove Shopping Centre/Dundrum) resulting in a loss of business for these shops and more drive time for customers.

- The advent of Covid means that more people are working from home and a rethink is needed on this plan – noting that the plans were developed pre-Covid. Is there a need for 6am-8pm bus gate? In my view, the bus gate should be operational between 7am-10am and 4pm-7pm. This is based on my experience of living on this road as these are the times of peak traffic.

Yours,

Joe Davitt,  
110 Lower Rathmines Road,  
Rathmines,  
Dublin 6  
D06 Y8K3