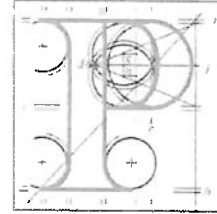


**Our Case Number:** ABP-316272-23



**An  
Bord  
Pleanála**

Stonepark Investments Ltd  
1A StonePark Orchard  
Grange Road  
Rathfarnham  
Dublin 14

**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
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	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

sent 20/6/23

STONEPARK INVESTMENTS LIMITED  
1A STONEPARK ORCHARD  
GRANGE ROAD  
RATHFARNHAM  
DUBLIN 14  
19/06/2023

An Bord Pleanála  
The Strategic Infrastructure Development Section  
64 Marlborough Street  
Dublin 1

**Re. Bus Connects Dublin. Core Bus Corridor Templeogue/Rathfarnham to city centre**

To Whom it May Concern.

We, Stonepark Investments Limited, are the owners of a multi unit property located at Earls Court, 80 Terenure Road East, Dublin 6.

We would like to make the following observations having studied drawing no. BCIDC-ARP-GEO\_GA-1012\_XX\_00-DR-CR-0006. (Copy of drawing attached, reference area outlined with a red circle)

1. The current location of the existing bus stop has been a serious health and safety issue over the years for access and ingress into the property due to the fact that a parked bus creates a much diminished sight line while exiting onto the road and partially blocking the entrance. We would request that the bus stop and proposed bus corridor be moved to a more suitable location where adequate sight lines can be maintained as per the National Roads Authority (NRA) Design Manual for Roads.
2. The moving of this bus stop/corridor will also allow other buses coming from behind in the same direction, requiring the use of the same bus stop to pull into the lane without queuing and waiting for the bus in front to pull away whilst not blocking the road for traffic exiting Terenure village towards Rathgar village.
3. It is noted the application proposes for a Toucan crossing and Signal controlled priority traffic lights to be located beside the entrance to Earls Court. We have grave concerns that these proposals will negatively impact the residents at Earls Court ability to exit onto Terenure Road East and turn left onto the road in a safe manner for the following reasons:  
  
(A)The proposed new traffic lights: It will not be possible to see the colour of the signal lights whilst exiting at a right angle from the entrance at Earls Court which is made worse again by the orientation of the sun at certain times in the day. A yellow box which has not been proposed at the entrance, will be necessary to allow access and egress safely at this juncture.

(B) The ability for drivers exiting to be able to know when to stop or drive at the Toucan crossing which will be governed by the signal lights.

(C) Diminished road sightlines at the bus stop when the bus is parked for vehicles exiting Earls Court

These hazards will all have to be observed at the same time when exiting whilst watching oncoming traffic and pedestrians. This is not practical and does not improve the current situation with the existing bus stop. We would request the NRA design manual for roads be used to comprehensively redesign this dangerous layout.

4. For vehicles exiting Earls Court and turning right, under the new proposals the existing entrance gate will have to be positioned further back in from the road to allow a vehicle to stand while waiting to exit so as not to block the footpath. This will in turn create a blind spot for the vehicle exiting to see oncoming traffic coming from Terenure village. We would request that this detail must also satisfy the NRA design standards.

5. The proposed corridor location at this point will reduce the very limited car parking space at Earls Court, 80 Terenure Road East which is an essential asset to this property. It will also severely impact the monetary and amenity value of the property.

It is our view that the proposed bus corridor should not re-commence at this point so close to the village and that the bus stop be moved to a safer location. It is noted the existing bus stops on the Rathfarnham road coming in and out of Terenure village are located further out from the village centre which is more practical.

If granted in its proposed location it will cause further unnecessary serious health and safety issues that could be avoided if more consideration was given to its location taking into account the above mentioned issues.

To conclude we are of the opinion that the proposal will severely depreciate the value of our property and negatively impact the amenity value for the residents.

We are of the opinion that this Bus Connects proposal as submitted shows very obvious public health and safety issues for both the people/vehicles using the entrance at Earls Court and the general public passing by every day. We submit that it does not meet the required NRA design safety standards and should not be granted in its current format.

Yours faithfully,

Dermot O' Grady  
Director. Stonepark Investments Limited.



