

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1



10th August 2022

Dún Scéine, Lána Fhearchair
Baile Átha Cliath 2, D02 WT20

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RE: Planning Application File Reference 314019 – SHD at Santry

Dear Sir / Madam,

The National Transport Authority (the "NTA") has reviewed the above referenced planning application and, based on the Transport Strategy for the Greater Dublin Area 2016-35 (the "Transport Strategy"), which is a consideration material to the planning process in the Greater Dublin Area, make the following observations and recommendations.

1. BusConnects

The proposed development interfaces with the BusConnects Swords CBC scheme. The CBC is provided for in the Transport Strategy and planning consent will be sought for same in the coming months. The NTA notes the provision of drawing no 200060-X-90-X-DTM-DR-DBFL-CE-1401 as part of the application and is of the view that it is likely that the development can proceed in a manner which facilitates BusConnects.

The detailed design of the CBC scheme, however, has progressed since that assumed in the material submitted and it will be necessary for the applicant to demonstrate that the interface between the proposed development and the final CBC design facilitates the NTA's scheme. This includes the detail of the access arrangements from Swords Road.

Recommendation

The NTA recommends that, in the event of a grant of permission, the applicant is required to liaise with the NTA in advance of and during construction in order to ensure that the proposed development, including the access arrangements, is undertaken in a manner which facilitates the BusConnects CBC scheme.

I trust that the views of the NTA will be taken into account in the assessment of the above planning application.

Yours sincerely,

Michael MacAree
Head of Strategic Planning