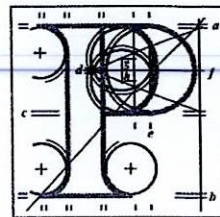


Our Case Number: ABP-313509-22



**An
Bord
Pleanála**

Grainne Ross
Dylan Hotel
Eastmoreland Place
Dublin 4
D04 W521

Date: 18 July 2022

Re: BusConnects Belfield/Blackrock to City Centre Core Bus Corridor Scheme
Co. Dublin

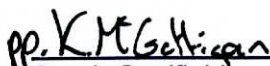
Dear Madam,

An Bord Pleanála has received your submission in relation to the case mentioned above and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

Please be advised that copies of all submissions / observations received in relation to the application will be made available for public inspection at the offices of An Bord Pleanála when they have been processed by the Board.

For further information on this case please access our website at www.pleanala.ie and input the 6-digit case number into the search box. This number is shown on the top of this letter (for example: 303000).

Yours faithfully,



Sarah Caulfield
Executive Officer
Direct Line: 01-8737287

BL50A

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D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Gráinne Ross,
Dylan Hotel,
Eastmoreland Place,
Dublin 4,
D04 W521.

Strategic Infrastructure Development,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902.

12th July 2022

**Re. Observation to case number HA29N.313509
BusConnects Belfield/Blackrock to City Centre Core Bus Corridor Scheme**

Dear Sirs,

I wish to make an observation on the Bus Connects Dublin - Belfield/Blackrock to City Center Core Bus Corridor Scheme. I enclose the €50.00 fee required.

The proposed investment into public transport for Dublin City is necessary and required, and this bus corridor will provide a necessary service to the City, however the route it proposes to take through Pembroke Street and Upper Baggot Street, is the wrong one. The bus route to the City Center from Ballsbridge should be re-directed up Northumberland Road and Mount Street Lower, for the following reasons.

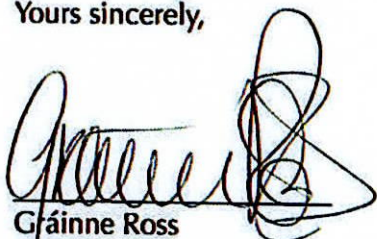
1. This is the most direct route into the City Centre along a ready-made traffic thoroughway
2. Mount Street Bridge is flatter and more suitable than Baggot Street Bridge for frequent bus traffic
3. Upper Baggot Street is a vibrant community hub with busy pedestrian traffic. Northumberland Road has no such attributes to put at risk.

Our hotel, and the many thousands of tourists who enjoy residency here each year, are long time beneficiaries and contributors to the Village at Upper Baggot Street. The range of shops, cafes, pubs and small independent businesses along Upper Baggot Street provide an important physical community for our thriving neighbourhood. The good quality, accessible road network, as well as the on-street car parking along Upper Baggot Street, is of the up-most importance to the vitality and viability of these retailers. The proposed restrictions on traffic movement and the removal of car parking on Upper Baggot Street, I fear, will eradicate trade and in turn, ruin our historic neighbourhood.

Furthermore, the proposed road restrictions on Baggot Street Bridge and restricted access onto and off Upper Baggot Street is certain to cause interruptions to the smooth running of our hotel. These restrictions will increase the general traffic, as well as delivery truck traffic along Eastmoreland Lane. This lane is too narrow for a car to pass a parked delivery truck. The hotel requires clear access along this lane, where the hotel carpark is located, in order to provide good quality valet car-parking for our guests. Eastmoreland Lane is wholly unsuitable to take this increased traffic usage.

We respectfully request that the Belfield/Blackrock to City Centre route is reconsidered immediately, and that Upper Baggot Street is not sacrificed to become a through road to the city centre, when there is an infinitely more sensible option along Northumberland Road and Mount Street Lower available.

Yours sincerely,



Gráinne Ross
Managing Director