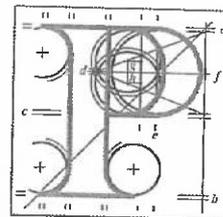


Our Case Number: ABP-314610-22

Planning Authority Reference Number:



An
Bord
Pleanála

Sean and Natalie L'Estrange
16 St Mobhi Road
Glasnevin
Dublin 9
D09 XP26

Date: 22 November 2022

Re: BusConnects Ballymun/Finglas to City Centre Core Bus Corridor Scheme
Ballymun/Finglas to Dublin City Centre

Dear Sir / Madam,

An Bord Pleanála has received your recent submission (including your fee of €50) 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.

If you have any queries in the mean time, please contact the undersigned. Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Sarah Caulfield
Executive Officer
Direct Line: 01-8737287

HA02 (Acknowledgement - No Receipt to Issue)

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

The Board
An Bord Pleanála
SID
64 Marlborough Street
Dublin 1

Date: 15.11.2022

Case Ref: HA06D.314610
Ballymun/Finglas to Dublin city Centre

Proposed Cycle Track on pathway

Query regarding distance between proposed cycle track and residents boundary wall between properties 2 Mobhi Road & 22 Mobhi Road being below regulation width. The proposed cycle track leaves a large concern regarding the large number of pedestrians that use these pathways to access local schools, special needs schools, sports clubs and local amenities

Information unclear as to which trees are existing/ proposed – clarification required

Again information regarding removal of grass verges unclear – what extra space is being gained for cycle track with the proposed trees. Arboricultural Impact Assessment Report Conflicting

Placing cycle track on the pathway can affect tree root system

Long term viability of cycle with encroaching tree roots

No turn left onto Griffith Avenue for property No. 2 – No. 22 St Mobhi Road

Access onto Griffith Avenue Eastbound stopping local access

Right turn Access from property No. 2 – No. 22 St Mobhi Road to Griffith Avenue Extn and onto Ballymun Road Northbound

Unclear

Local access to property No. 2 – No. 22 St Mobhi Road, from Mobhi Road Northbound when bus gate in operation

When bus gate not in operation distance is less than 1km from Mobhi Drive to property with a drive of approx. 4.5mins at 16:30pm

When bus gate in operation access down Mobhi Drive, proceed along Glasnevin Hill, (unable to access Lower Ballymun Road as now being changed to southbound traffic only). Need to proceed towards Old Finglas Road, Cremore Villas and Griffith Avenue Extn, onto Ballymun Road Northbound and down Ballymun Road Southbound. This is approx. 1.5km+ with a travel time of 17minutes at 16:30pm

(which is not peak hour traffic). This is unacceptable for local access to your property.

Query Access to/from property

With cycle track on pathway there will be no ability to reverse into your property. This leaves no option but to reverse out of your driveway which under current car insurance policies leaves you at fault if any collision.

Unclear on plans how large bus shelter will be or where positioned on path between property No 10 & No 12 St Mobhi Road which could lead to obstruction of view when leaving property. Currently no issues with obstruction with current bus stop at the Rise on Ballymun Road which is due to be removed. Also another bus shelter in very short proximity at Albert College Park where there are no residential properties.

We feel the overall plan needs further consideration as it has a significant impact on people living in the area and their ability to access to their properties, flow of traffic and cutting off local access to essential amenities. We feel a local oral hearing should be arranged to discuss very relevant concerns.

Yours sincerely

Sean & Natalie L'Estrange
16 St Mobhi Road, Glasnevin, D09 XP 26