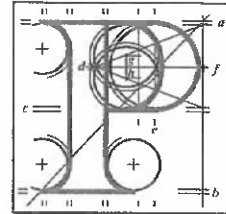


Our Case Number: ABP-314610-22



An  
Bord  
Pleanála

The Residents of Albert College Lawn  
c/o Mary McCarthy  
14 Albert College Lawn  
Glasnevin  
Dublin 9  
D09 Y544

**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.

It has been noted that your letter included comments regarding a separate and unrelated application which is currently before the Board. The Board will contact you under separate cover in relation to this.

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

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

An Bord Pleanála,  
November 2022  
64 Marlborough Street,  
Rotunda,  
Dublin 1.  
D01V902.

14<sup>th</sup> November 2022

Dear Sirs,

**AN BORD PLEANÁLA**  
LDG- ~~059190-22~~ 059190-22  
ABP- 314610-22 (HA)  
15 NOV 2022  
Fee: € 50.00 Type: cash  
Time: 13.56 By: hand

Reply to:  
The Residents  
14 Albert College Lawn  
Dublin D 094544

**Re: National Transport Authority Ballymun/Finglas to City Centre Core Bus corridor Scheme  
Compulsory Purchase Order 2022. Site Notice  
and**

**Metrolink. Area 304 on plans for Metrolink ML-RO-304-E-F.**

The Residents of 16 houses on Albert College Lawn, Glasnevin Dublin 9, wish to provide observations on the above statutory planning application to the proposed Bus Corridor at Bus Stop 37 on Ballymun Road. We wish to raise concerns and lodge some objections.

While supportive of the scheme overall and its objectives as outlined in the application we have concerns about some of the details of the proposals.

While the residents do not object in principle to the creation of an island Bus Corridor, we are very concerned about the construction, operation and maintenance of such an island for the residents of our area.

1] Reference D08 RF3F number on map deposited b NTA: 1001(10).1.i  
as set out in Schedule 1 Lands being permanently acquired.

It is clear on the site plan that a cycle path at the rear of the island will share the footpath. This will pass perpendicular to the existing pedestrian pathway from Albert College Lawn onto Ballymun Road. This pedestrian path is widely used by all residents in Albert College and particularly by DCU Students who park in the area. At the moment there are many wheelchair users in addition to several partially sighted and very elderly residents living on the Lawn and in Albert College Estate, who use this pathway to either take public transport, go to the shops on the other side of Ballymun Road or walk to the Park for their daily exercise. It is also used widely at the weekend by parents and children, who play sport and games in Albert College Park. The area is used by thousands of pedestrians on a daily basis criss-crossing a very busy thoroughfare. The cycle track, which pedestrians will have to cross to get to the island, poses a very serious hazard for pedestrians, particularly wheelchair users and partially sighted people. Cyclists and scooter cyclists in general are silent road users and they do not ring a bell to alert pedestrians. This will have a very negative, and long-term impact on pedestrian pathway users.

- **There needs to be something better put in place to give pedestrian priority crossing the cycle lane from Albert College Lawn to the bus.**
- **It needs to provide safe and level travel across the cycle lane, especially with the number of elderly, wheelchair users, partially sighted people and other vulnerable people crossing the cycle lane. This doesn't seem to have been considered in enough detail by Bus Connect.**

One solution would be to move the pedestrian path from Albert College Lawn diagonally from the end of the road across the grass on the south side of the Beech Tree to exit beside the pedestrian lights at entrance to DCU avenue.

2] The construction of an island will obviously dictate the standing of buses, which will have a huge impact on the air quality of the area and noise pollution to the residents living closest to the island. This is acknowledged in the following excerpt from the NTA Document on Bus Corridor:

*With mitigation in place, people living near some of the proposed new bus stops may experience a new noise source. A small proportion of residents may experience an increase in traffic noise from redirected traffic along some side streets. p33.*

- **Currently residents living directly beside the proposed stop are already subject to noise and sometimes deep vibration inside their homes when more than one bus is pulled up at the stop. They are dreading the future impact of multiple buses and crowd management. It's a 'given' not a 'maybe'. What are the mitigations?**
- **During construction phase, how are DCU students and residents of Albert College and other pedestrians supposed to safely access the existing bus stop No. 37, which will be moved to the area at the lights of the junction between St. Pappins Road and Ballymun Road ?**
- **Where will construction workers park their cars in an already overloaded parking area in Albert College Estate?**
- **What security controls will be put in place to mitigate against late night rowdiness, anti-social behavior, girls screaming, loud singing, drunkenness and safety to bus users, crowds congregating at the bus stop, together with noise and possible criminal activity to local residents and their properties?**
- Further work and clarification on the proposals should be required to be undertaken by the applicants to address these deficits before the scheme proceeds.

**3] Damage to the Large Beech Tree at the west end of Albert College Lawn.** The girth of this tree extends to, at least, the Albert College Lawn pedestrian footpath with roots extending outwards to this point before they go downwards into the earth.

- **We object to any destruction to the tree or its roots from the construction and maintenance of the Bus Island.**

FYI. Albert College Lawn Residents propose to submit the following observations/objections to the Metrolink planning application as well.

#### **Metrolink. Area 304 on plans for Metrolink ML-RO-304-E-F**

The construction of the Metro station to be sited in front of the church.

The Residents of Albert College Lawn do **NOT object** in principle to the proposed station at the church. As Dublin's housing density increases, there is a greater need to protect every available green space for future generations. However, we have noted the closure of Albert College Drive onto Ballymun Road and the traffic exit congestion and traffic flow from Albert College Estate onto Collins Avenue during the 10 year construction phase and therefore, propose that traffic lights be constructed from Albert College Estate to Collins Avenue to facilitate Albert College Residents ease of exit. Also during the construction of the station in front of Our Lady of Victories Church, with modern technology and engineering prowess, why can't a temporary up and over motor corridor be created from Albert College Drive onto Ballymun Road?

- The Residents of Albert College Lawn **strongly object to the opening of the cul-de-sac on Albert College Lawn onto Ballymun Road to facilitate exit onto Ballymun Road.** Such an action would create a rat run from Collins Avenue through our Estate onto Ballymun Road, posing further hazards for the safety of our residents, who already have to cope with large volumes of parking on our streets from DCU students.

- Also DCU traffic turning left into DCU Avenue from Ballymun Road is too close to a possible exit from the Lawn and would create a huge hazard for accidents, given the amount of pedestrians using the pathways and crossing Ballymun Road.
- Furthermore, **we strongly object to any proposal that an alternative route could be opening Albert College Lawn/Avenue onto the access Avenue into DCU in front of No. 16 for motor traffic.**
- **During construction of the Metro Station, where will the construction workers park their own cars in already overloaded parking spaces in Albert College Estate?**

The Residents of Albert College Lawn respectfully request that you take our concerns and objections into consideration before proceeding with the application.

Yours faithfully,

Signed:

<u>Marie Falvey</u> No. 15	<u>* Mary McLarty</u> No. 14
<u>Enda Falvey</u> No. 15	<u>Doreen Smyth</u> No. 10
<u>[Signature]</u> No. 12	<u>Paula Wallace</u> No. 13
<u>Lillian Kennedy</u>	<u>Donal Wallace</u> No. 6
<u>No 7</u>	<u>[Signature]</u> No. 4
<u>Terry McCormack</u>	<u>Jean Murphy</u> No. 4
<u>No 5</u>	<u>Paul McLeary</u> No. 9
<u>Cian Leahy</u> No. 7	<u>Stephen Flahilly</u> No. 8
<u>Ravin Callaghan</u> No. 7	<u>Laura Sullen</u> No. 2
<u>Samuel Russell</u> No. 16	<u>Donal O'Connell</u> No. 2