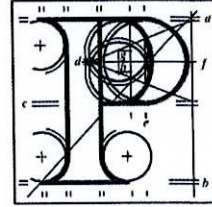


Our Case Number: ABP-316828-23

Planning Authority Reference Number:



**An
Bord
Pleanála**

Darren Mohan and Wendy Lyons
2 Tamarisk Close
Kilnamanagh

D24YK7T

Date: 14 July 2023

Re: Tallaght/Clondalkin to City Centre BusConnect Core Bus Corridor Scheme.
Tallaght/Clondalkin to Dublin City.

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 accept this letter as a receipt for the fee of €50 that you have paid.

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. The Board has absolute discretion to hold an oral hearing in respect of any application before it, in accordance with section 218 of the Planning and Development Act 2000, as amended. 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.

Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

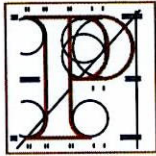
Yours faithfully,

Niamh Thornton
Executive Officer
Direct Line: 01-8737247

HA02A

Teil	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

SID Online Observation

Online Reference
SID-OBS-000943

Online Observation Details

Contact Name
Darren Mohan

Lodgement Date
03/07/2023 20:26:10

Case Number / Description
316828

Payment Details

Payment Method
Online Payment

Cardholder Name
Darren Mohan

Payment Amount
€50.00

Fee Refund Requisition

Please Arrange a Refund of Fee of

€

Lodgement No

LDG—

Reason for Refund

Documents Returned to Observer

Yes

No

Request Emailed to Senior Executive Officer for Approval

Yes

No

Signed

EO

Date

Finance Section

Payment Reference

ch_3NPNyB1CW0EN5FC0Wg3CiCF

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount

€

Refund Date

Authorised By (1)

SEO (Finance)

Authorised By (2)

Chief Officer/Director of Corporate Affairs/SAO/Board Member

Date

Date

Darren Mohan and Wendy Lyons,
2 Tamarisk Close, Kilnamanagh,
D24YK7T
And Residents of Kilnamanagh

To whom it may concern,

We are writing in connection with the proposed introduction of a bus corridor through the green space at Kilnamanagh and wish to lodge a strong objection.

We are longtime residents of the estate of Kilnamanagh, as indeed are most residents. I grew up here and am very familiar with the amenities that the proposed bus corridor would remove. The area concerned consists of a green space bordering the boundaries of houses in the Birchview part of the estate.

Our objection would be based on several grounds.

Security/Amenity

Kilnamangh is a settled estate which will celebrate it's 50 year anniversary this year. Most residents are long term owners, and many younger residents are returned residents, who having grown up here, have returned to bring up their own children in this quiet secure community. Part of the attraction of the estate is that it is bordered on all sides by infrastructure such as the busy Greenhills and Mayberry roads, the M50 motorway and the Embankment road (recently Bothair Catherine Tynan) and therefore offers no 'thru' access to anywhere else. This has preserved the safety and security of the community and no doubt saved the interior green spaces for the local community. Local traffic is light and there are virtually no large vehicles traversing the area.

The green space noted by the NTA for compulsory purchase is a particularly narrow piece of land running along the garden walls of the many houses closest to the Greenhills road. This space is used by local families as a secure play area for their small children and is within easy reach of their front doors. In my time I have seen this space used for family events, children's picnics, and indeed once a birthday party including a small marquee with balloons etc. Knowing a resident on the adjacent road well I can vouch that this space is considered a valuable and safe amenity for those families and no doubt played a part in their purchasing of their home. Removing this space will introduce an unwelcome and noisy road close to their homes, remove a children's 'safe space' and will absolutely impact negatively on the value of their homes. This is unacceptable.

Safety

The introduction of a bus corridor into this area would not only remove a safe and peaceful local amenity it would also create a dangerous and noisy traffic corridor that would no doubt also be used by other traffic. This plan places the road dangerously close to the houses in question. Residents losing the green space adjacent to their properties would have large vehicles passing within yards of their driveway/garden walls. This is a dangerous and unwelcome intrusion and would present a serious obstacle to residents crossing from the estate to the surrounding areas.

Privacy/quality of life

Residents along the proposed route will have the peaceful and private occupation of their homes interrupted on a constant basis if double-decker buses were allowed to use this green space. The homes along this route, some are bungalows with low garden walls, will see a steady stream of faces pass by while they use their gardens. The residents of Park View and Birchview Ave would be most affected here with the latter having the upper floors of the busses pass within meters of their upper windows. This is an intrusion on the privacy of all these residents, notwithstanding the noise implications of a stream of buses on a busy evening. This again would have implications on the resale potential for these residents, who bought their homes with the knowledge they would be living opposite a green space, as well as a more immediate and constant negative impact on the quality of life for those homes along the route.

Noise and air pollution

It should not be understated how the effect of noise pollution due to heavy vehicles moving alongside people's homes where there was once a quiet green space would affect the quality of life for the residents at Birchview. It can also be assumed the air quality in the area would also be negatively affected.

Practicality

In the proposal the bus routes to use this green space would see no real advantage in taking this route. Buses currently use the Greenhills road which is meters adjacent to the green space. The proposed route is not extensive and would add no real gains to the travel times of these buses. It is the feeling of myself and many residents that the proposal by the NTA lacks the potential for any real gains and in implementation would have a disproportionately negative impact on the homes and quality of life of the residents of Kilnamanagh, especially those whose houses are along the proposed route.

The residents of Kilnamanagh recently held a public meeting which was attended by a selection of our public representatives. I am positive due to the strength of feeling of the residents, and some of the local counsellors attending who know the area well, that the sentiments in this objection will be echoed by others and am hopeful would be given the appropriate attention.

Kindly

Darren Mohan and Wendy Lyons

Residents of 2 Tamarisk Close, Kilnamanagh, D24YK7T