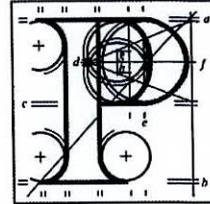


**Our Case Number:** ABP-316828-23



**An  
Bord  
Pleanála**

Development Applications Unit  
The Manager  
Government Offices  
Newtown Road  
Wexford  
Co. Wexford  
Y35 AP90

**Date:** 19 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 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 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

HA03

<b>Tel</b>	<b>Tel</b>	(01) 858 8100
<b>Glaos Áitiúil</b>	<b>LoCall</b>	1800 275 175
<b>Facs</b>	<b>Fax</b>	(01) 872 2684
<b>Láithreán Gréasáin</b>	<b>Website</b>	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
<b>Ríomhphost</b>	<b>Email</b>	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

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

## Niamh Thornton

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**From:** LAPS  
**Sent:** Tuesday 4 July 2023 11:02  
**To:** Niamh Thornton  
**Subject:** FW: Your Ref: Tallaght/Clondalkin to City Centre Core Bus Corridor Scheme Our Ref: SID-DCC-2023-015  
**Attachments:** SID-DCC-2023-015.pdf

---

**From:** SIDS <[sids@pleanala.ie](mailto:sids@pleanala.ie)>  
**Sent:** Tuesday, July 4, 2023 9:58 AM  
**To:** LAPS <[laps@pleanala.ie](mailto:laps@pleanala.ie)>  
**Subject:** FW: Your Ref: Tallaght/Clondalkin to City Centre Core Bus Corridor Scheme Our Ref: SID-DCC-2023-015

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**From:** Housing Manager DAU <[Manager.DAU@npws.gov.ie](mailto:Manager.DAU@npws.gov.ie)>  
**Sent:** Tuesday, July 4, 2023 9:55 AM  
**To:** SIDS <[sids@pleanala.ie](mailto:sids@pleanala.ie)>  
**Subject:** Your Ref: Tallaght/Clondalkin to City Centre Core Bus Corridor Scheme Our Ref: SID-DCC-2023-015

A Chara,

Attached please find the Nature Conservation and Heritage related observations/recommendations of the Department in relation to the aforementioned SID Planning Application.

Please acknowledge receipt of the attached letter (as required under Article 29(2) of the Planning & Development Regulations 2001).

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at: [manager.dau@npws.gov.ie](mailto:manager.dau@npws.gov.ie)

Kind regards,

-----

**Edel Griffin**  
*Executive Officer*

**An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreacht**  
*Department of Housing, Local Government and Heritage*  
**Aonad na nIarratas ar Fhorbairt**  
*Development Applications Unit*  
**Oifigi an Rialtais**  
*Government Offices*  
**Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90**  
Newtown Road, Wexford, County Wexford, Y35 AP90



Your Ref: Tallaght/Clondalkin to City Centre Core Bus Corridor Scheme

Our Ref: SID-DCC-2023-015

*(Please quote in all related correspondence)*

4 July 2023

The Secretary  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902  
Via email to [sids@pleanala.ie](mailto:sids@pleanala.ie)

Re: Notification under the Planning and Development Act, 2000, as amended.

**Proposed Strategic Infrastructure Development (SID):** proposed road development consisting of the construction of the Tallaght/Clondalkin to City Centre Core Bus Corridor Scheme with an overall length of approximately 15.5km including roadworks to facilitate bus, cycling and urban realm improvements along with any associated ancillary/accommodation works for the scheme. Routed along Belgard Sq, Blessington Rd, Greenhills Rd, Walkinstown Rd, Drimnagh Rd, Crumlin Rd, Dolphin's Barn, Cork St, St Luke's Ave, Dean St, Patrick St; and New Nangor Rd, Naas Rd, Walkinstown Ave, Long Mile Rd.

A chara

I refer to correspondence received in connection with the above. Outlined below are heritage-related observations/recommendations of the Department co-ordinated by Development Applications Unit under the stated heading(s).

### **Nature Conservation**

Having considered the documentation supporting this application, and in particular the Environmental Impact Assessment Report (EIAR), the Department's main concern from a nature conservation perspective is the potential adverse effects which may result to calcicole plant communities present on the R819 Greenhills Road north of the M50 from the proposed development. These communities occur in various sections of the R819 in this area but particularly on the north western side of the Greenhills Road, in the very close vicinity or possibly within the footprint of where a new connecting road to accommodate the bus connects route is to be constructed between the Greenhills Road and Ballymount Avenue within the Ballymount Industrial Estate, and where also construction compound TC 7 is to be constructed. This compound is described in the EIAR as to be "located in green space along R819 Greenhills Road, between Ballymount Avenue and R819 Greenhills Road", and in fact



will be situated in the north western angle of the Greenhills Road with the new connecting road. The new connecting road and construction compound TC 7 are to be sited on an old road reservation area largely dominated by scrub, but also containing other habitats including bare ground and areas being recolonised by vegetation. A Johnson Brothers depot is located here immediately to the south west of the road reservation and north west of the Greenhills Road on a site partially cut into to the esker ridge on which the Greenhills Road runs. Calcicole plant communities have developed on the glacial gravels and sands exposed in the downslope of the esker mainly within the fence of the Johnson Brothers depot and comprise species such as pyramidal and common spotted orchids, common centaury, lesser knapweed, field scabious, restharrow, birds-foot trefoil and cowslip. But these species also occur to some extent outside of the depot fence at the head of this slope along the edge of the Greenhills Road and spilling over into the road reservation. Smaller numbers of these calcicole species also occur within the boundary of Tymon Park on the other side of the Greenhills Road, and possibly as well near the proposed sites of construction compounds TC 6, which is to be located in an area of grassland on the south east side of the R819 outside Tallaght Truck Dismantlers and TC 5 to be located at the entrance to Tymon Lane off the Greenhills Road to the south of the M50. They may in addition be present in the area further north where the bus connects route diverted into the Ballymount Industrial Estate from the Greenhills Road is to be connected back onto the latter road by the extension of Calmount Road within the industrial estate north eastwards.

Though not identified in the habitat surveys carried out between June and August 2018, and in August 2020, for the EIAR supporting the present application, the calcicole plant communities and species referred to have been known to be present along the relevant stretch of the Greenhills Road for more than 30 years. Such plant communities are rare today in County Dublin and the examples present here could potentially be destroyed directly by the development currently proposed if within the footprints of the new connecting roads from the Greenhills Road to Ballymount Avenue and Calmount Road to be built to accommodate the diversion of the busway from the Greenhills Road in this area or present on the sites of the construction compounds. Alternatively, slippage of soil from the development site downslope onto the north west facing esker slope within the Johnson Brothers depot fence could result in the smothering of the calcicole plant species occurring there. On the other hand the construction of the new connecting roads off the existing Greenhills Road for the Bus Connects diversion will require the formation of new supporting embankments whose exposed raw soils should provide ideal conditions for calcicole species to colonise.

The scrub vegetation within the foot prints of the connecting roads to be constructed off the Greenhills Road to accommodate the busway diversion and on the sites of Construction Compound TC 7 are likely to support numbers of nests of breeding birds in season, as



referred to in the EIAR. Similarly, the areas of scrub, hedgerow and tree plantings it is proposed to remove elsewhere along the Tallaght /Clondalkin Bus Connects Scheme route to facilitate its construction also constitute suitable habitat for breeding birds. Clearance of this vegetation to allow construction of the proposed busway should therefore be carried out outside the main bird breeding season from March to August inclusive in order to avoid the needless destruction of nests.

### **Recommendations**

In the light of the above the Department recommends that any planning permission granted in response to the present Strategic Infrastructure Development application should be subject to the following conditions:

1. That prior to the commencement of any on-site works on the Tallaght /Clondalkin to Dublin City Centre Bus Connects Project a Greenhills Road Calcicole Plant Communities Conservation Plan shall be submitted to the South Dublin County Council Heritage Officer for her written agreement, this plan to be based on survey work to be undertaken at appropriate seasons to identify calcicole plant species including orchid species occurring in the vicinity of the Greenhills Road which may be affected by the proposed Bus Connects project, and to provide for their conservation *in situ*, by transplantation to adjacent locations and /or through the encouragement of their colonisation of the new embankments to be constructed adjoining the Greenhills Road as part of this project; the implementation of this plan to be monitored for five years subsequent to the completion of the Tallaght/Clondalkin to City Centre Bus Connects Project and its progress to be reported to the County Heritage Officer annually in writing.

**Reason:** To conserve the high floral diversity of the calcicole plant communities occurring along the Greenhills Road esker and in its vicinity.

2. That no removal of shrubs, trees or other vegetation to facilitate the proposed development shall occur during the main bird breeding season from March to August inclusive.

**Reason:** To avoid the destruction of bird nests, eggs and nestlings.



## **Archaeology**

It is noted that the Environmental Impact Assessment Report (EIAR) submitted as part of the planning application incorporates a desk-based Archaeological Impact Assessment which was carried out in relation to the proposed development by Courtney Deery Heritage Consultancy Ltd (EIAR Chapter 15; date April 2023). The Department has reviewed the EIAR and is broadly in agreement with the findings in relation to Archaeology and Cultural Heritage as set out therein.

Therefore, the Department advises that the following should be included as a condition of any grant of permission. Note these recommended conditions align with Sample Conditions C5 and C6 as set out in *OPR Practice Note PN03: Planning Conditions* (October 2022), with appropriate site-specific additions/adaptations based on the particular characteristics of this development and informed by the findings of the EIAR.

### **Archaeological Requirements:**

1. All mitigation measures in relation to archaeology and cultural heritage as set out in Chapter 15 of the EIAR (Courtney Deery Heritage Consultancy Ltd; date April 2023) shall be implemented in full, except as may otherwise be required in order to comply with the conditions of this Order.
2. The Construction Environment Management Plan (CEMP) shall include the location of any and all archaeological or cultural heritage constraints relevant to the proposed development as set out in Chapter 15 of the EIAR and by any subsequent archaeological investigations associated with the project. The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological or cultural heritage environment during all phases of site preparation and construction activity.
3. A Project Archaeologist shall be appointed to oversee and advise on all aspects of the scheme from design, through inception to completion.
4. The planning authority and this Department shall be furnished with a final archaeological report describing the results of all archaeological monitoring and any archaeological investigative work/excavation required, following the completion of all archaeological work on site and any necessary post-excavation specialist analysis. All resulting and associated archaeological costs shall be borne by the developer.



**Reason:** To ensure the continued preservation (either *in situ* or by record) of places, caves, sites, features or other objects of archaeological interest.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at [manager.dau@npws.gov.ie](mailto:manager.dau@npws.gov.ie), or to the following address:

The Manager  
Development Applications Unit (DAU)  
Government Offices  
Newtown Road  
Wexford  
Y35 AP90

Is mise, le meas

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Julie Sullivan  
Assistant Principal  
Development Applications Unit  
Administration