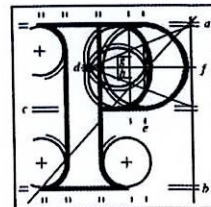


**Our Case Number:** ABP-316828-23

**Planning Authority Reference Number:**



**An  
Bord  
Pleanála**

St. James Gaels / An Chaisleán  
64 Kilnamanagh Road  
Walkinstown  
Dublin 12

**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 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

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D01 V902 D01 V902



An  
Bord  
Pleanála

## SID Online Observation

Online Reference  
SID-OBS-000963

### Online Observation Details

Contact Name  
Liam Murphy

Lodgement Date  
04/07/2023 16:07:26

Case Number / Description  
100242

### Payment Details

Payment Method  
Online Payment

Cardholder Name  
Liam Murphy

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\_3NQAp8B1CW0EN5FC07yVvWb9

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



64 Kilnamanagh Road

Walkinstown

Dublin 12

3/7/2023

An Bord Pleanála,

St James Gaels / An Caisleán would like to make an observation in relation to the proposed BusConnects works regarding the Tallaght Clondalkin Corridor. (<https://tallaghtclondalkinscheme.ie/>) St James Gaels / An Caisleán is supportive of the improvement in the transport infrastructure to the area. The club has operated in Bunting Park since 2017 and other groups were never informed of the plans or consulted out of 'common courtesy'.

**St James Gaels / An Caisleán GAA club** has been using Bunting Park as a base since 2017 and in 2021 in conjunction with DCC parks installed goalposts and laid out a full adult sized GAA pitch. We are totally run by volunteers.

The Club **object to the location of** Construction Compound TC8 in Bunting Park as detailed in the below **NTA 1002(4)2f** map. The compound would serve the TFI upgrade works of the cycle lane on Bunting Road and St Marys Road and the Bus Connects works in the area.

Construction Compound TC8 will be located at Bunting Park along Bunting Road, as shown in Image 7.8.

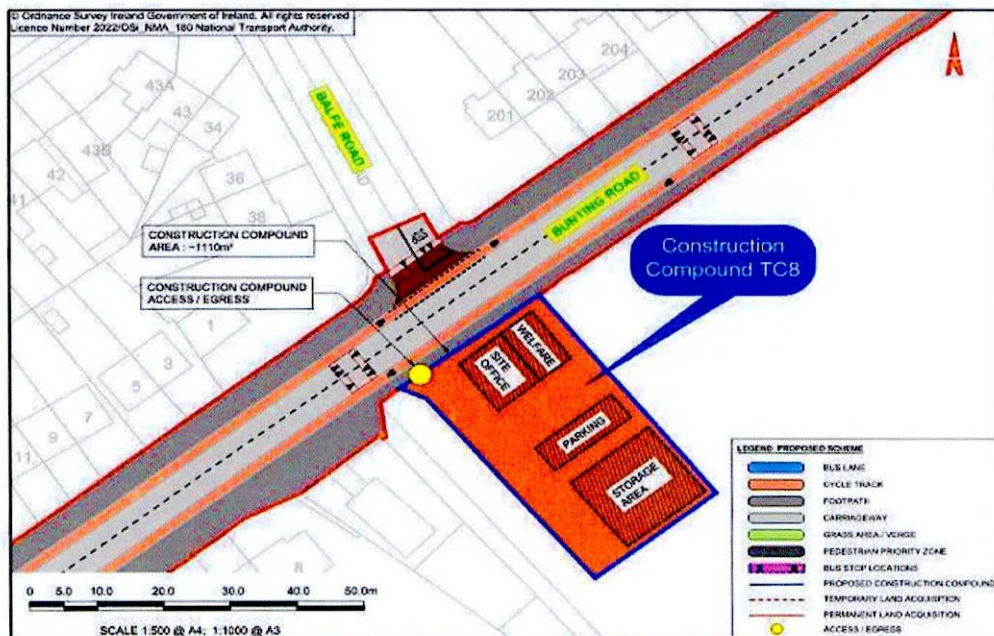


Image 7.8: Location and Extent of Construction Compound TC8

The reasons for the Clubs Objection to the location of the construction compound are detailed as follows.

### 1. Public Safety.

DCC Parks insisted when the pitch was being laid out that a minimum safety run off of 5m must be maintained around the pitch. As a result of this safety requirement the pitch was narrowed to 78m from the minimum 80m for a GAA pitch to comply with this requirement.

Space could not be gained on the far side of the pitch (John McCormack Avenue side) as a path would be within 5m of the pitch side-line.

The visibility with a solid compound will be impaired and its location will create a laneway between the railing and the pathway. Increasing anti-social behaviour.

The park has anti-social issues that are well noted at the Dublin 12 policing forum. It is an active spot for drug dealing. The lane way and the screening by the compound will be a disaster to the 'passive surveillance' that has taken place in recent years from having an active sports club in the park.

**The proposed TC8 construction Compound will come up to near to the pitch end line, which contravenes the safety run off. For safety, reasons this would mean the pitch could not be used during the compound's lifespan and result in the loss to the club and local community of a invaluable local amenity.**

## **2. Club Safety.**

St James Gaels / An Caisleán GAA club has been working with DCC and the Dublin County Board to have Ball stops installed behind each goal.

These will be set 8m behind the posts. The proposed location of the construction compound will prevent the ball stop being installed properly at this end of the park. picture below of standard ball stop in a public park



The balls stops are part of the clubs plan to enable multiple teams to train in this area and allows other park users enjoy the park.

If the construction compound is placed here we will have to retrieve balls from the compound with a volunteer base at a stretch most coaches would not be available 0800hrs to 1800hrs to meet contractor at yard, due to work and family commitments.

This would prove costly in having to replace the balls to train and play.

## **3. The Clubs operations.**

The area proposed for the compound is where we train our younger teams and our academy for 4 to 7 year olds and is directly in front of the clubs equipment compound. To impede the installation of the ball stop will mean that teams have to be rostered in the park. The ball stop allows the younger teams train behind it, whilst older teams or adults can train at goalposts.

Toilet facilities are planned for this area and the location of the construction compound as proposed above will adversely impact on the access to these facilities for our members, particularly our young juvenile members.

**As such the location of the construction compound as proposed will hinder our clubs' development and growth in the community.**

#### **4. Drainage Issue.**

A section of the pitch in Bunting park floods easily with heavy rainfall, the area where the proposed compound is to be placed does not.

To remove this green space and soak away will have a detrimental impact on the drainage in the park and increase the water table. It would make the pitch and training facilities unplayable after a heavy rainfall. This would have a crippling effect on the operations of our club.

This will also negatively impact other park user as paths in the park will become impassable after heavy rainfall.

St James Gaels / An Caisleán have always been mindful to residents and other park users.

Currently DCC is spending public money to determine the permeable areas in the Dublin 12 area to reduce the impact on the Camac River. The number of high rise developments in the area with minimal green space and insufficient infiltration type drainage systems are all causing issues with water quality. This results in pushing poor quality untreated water into the Camac which is home to a large number of newts and fresh water shrimp. There is no evidence that Bunting park and its surrounds meet the requirements for Sustainable Drainage Systems.

This proposal has not adequately assessed the impact on the drainage system in the park and the surrounding area with the introduction of a new impermeable area. The nearby roads are prone to flooding as witnessed as recently as 20/6/2023 when Bunting road and St Marys Park was flooded after heavy thunderstorms.

See picture of flooded road 1220pm 20/6/23



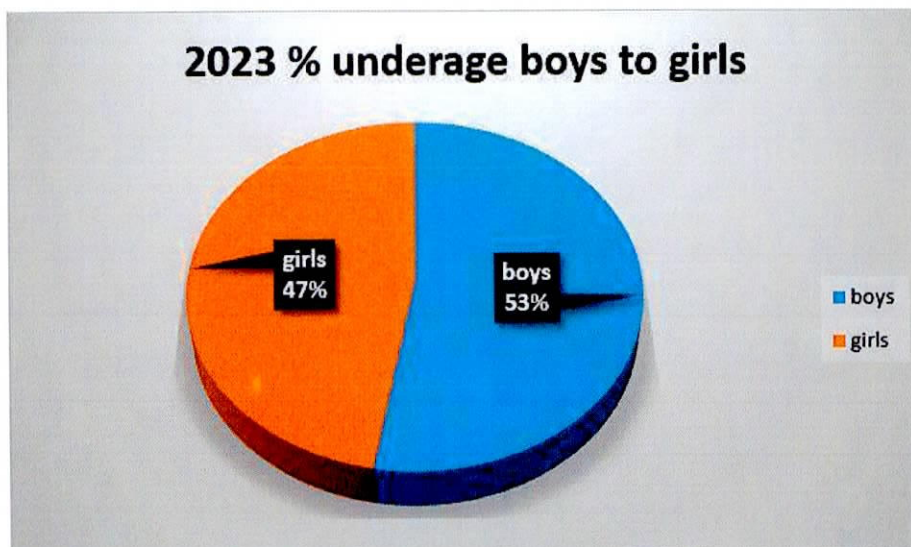
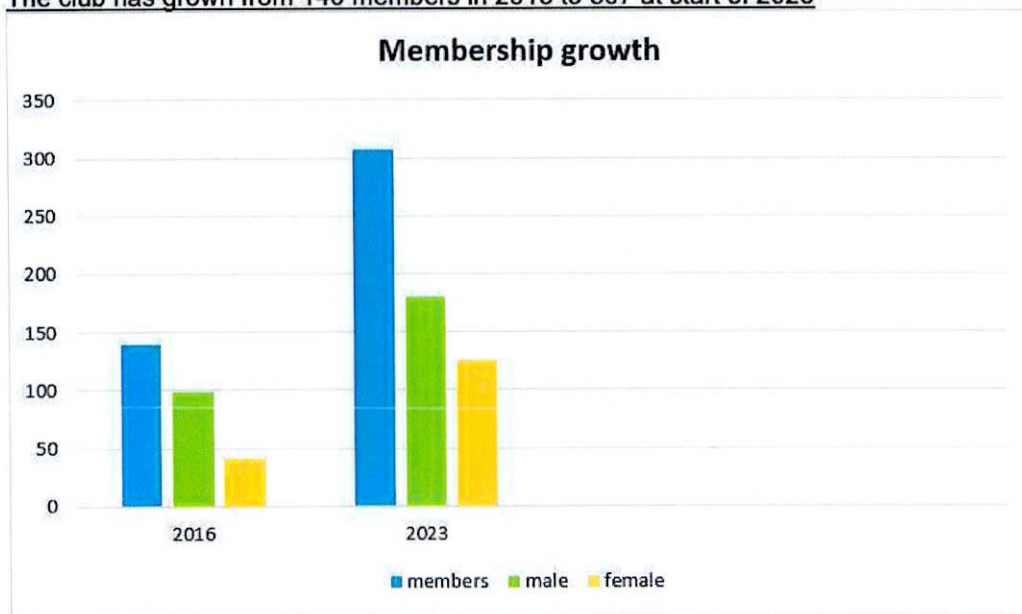
**With an existing drainage issue in the park and the ongoing loss of green and brown “soakaway’s” in Dublin 12, the construction compound cannot be placed here and St James Gaels / An Caisleán object on this point.**

## 5. St James Gaels / An Caisleán a club for all.

There is massive shortage of green space in the Dublin 12 area. There is one playground in walking distance of the compound. The swimming pool is only open to public swimming at weekends and local sports clubs are at capacity causing children and parents to travel to clubs outside of the area thus requiring a car, which apparently only one third of residents have access to.

St James Gaels / An Caisleán are providing a vital outlet to the community. Working with schools, community festivals and open days. It offers a sporting and social outlet to young and old. Growing numbers are evidenced below with almost 50/50 boys and girls.

The club has grown from 140 members in 2016 to 307 at start of 2023



**The Proposed location of the construction compound would mean that the club could no longer operate here and the clubs' ability to offer sport and recreation to all would be severely affected.**

The National Guidelines on Physical Activity say that all children should be active for at least **60 minutes a day**, and all adults active for at least **150 minutes a week**. The Council's Corporate Plan commits it to encouraging sports and recreation by developing tailored programmes to target

specific groups of the community. St James Gaels / An Caisleán is working with DCC to improve facilities and increase participation for all.

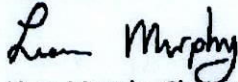
### **Summary**

In summary, the Club feels it is left with no choice but to register an objection to the siting of the proposed works compound in Bunting Park. The location for the compound has clearly not taken any account of the fact that the area chosen will make it impractical and unsafe for the club to play matches or train children on the pitch in Bunting Park. It will restrict or impede access to our equipment storage container. It will mean that our children's academy and teams will no longer be able to use our facilities in Bunting Park. In addition, the capacity of the club to enhance our facilities by installing ball stops and toilet facilities will be stymied for the duration of the works.

The Club is satisfied that an alternative location for the compound could be found which would not have the consequences of effectively stopping our capacity to use our pitch Bunting Park.

We are happy to discuss our concerns with the NTA.

Regards,



Liam Murphy Chairperson

*On behalf of the Executive Committee & Members of St James Gaels / An Caisleán GAA Club*