

Observation on a Planning Appeal: Form.

Your details

1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

Your full details:

(a) Name

Clare Rudden and Richard Kinsella

(b) Address

269 Navan Road, Dublin 7, D07R527.

Agent's details

2. Agent's details

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Not applicable

(b) Agent's address

Click or tap here to enter text.

Postal address for letters

3. During the appeal process we will post information and items to you or to your agent. For this observation, who should we write to? (Please tick ✓ one box only.)

You (the observer) at the
address in Part 1

The agent at the address
in Part 2

Details about the proposed development

4. Please provide details about the appeal you wish to make an observation on. If you want, you can include a copy of the planning authority's decision as the observation details.

(a) Planning authority

(for example: Ballytown City Council)

National Transport Authority

(b) An Bord Pleanála appeal case number (if available)

(for example: ABP-300000-19)

ABP 313892

(c) Planning authority register reference number

(for example: 18/0123)

ABP 313892

(d) Location of proposed development

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Blanchardstown to City Centre Core Bus Corridor Scheme and
Compulsory Purchase Order for 269 Navan Road

Observation details

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

Ref No. ABP 313892

Plot List: 1066(1).1d, 1066(2).2d

Dear Sir/Madam,

Firstly we would like to request an Oral Hearing with An Bord Pleanala, we understand the The Navan Road Community Council have requested same and hope this will be considered.

Our submission to An Bord Pleanala is to voice our concerns and objections to aspects of the planning application submitted by the National Transport Authority for the Core Bus Corridor along the Navan Road and surrounding local communities.

While we support improvements to transport infrastructure, we believe this should not be at any cost to our community and home. We would like to engage with the NTA to resolve our concerns. We completed the sale our property in December 2021 and were horrified to discover the extent the CPO would impact on our land and how the Core Bus Corridor would effect our community.

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

Our main concerns are as follows:

The CPO will bring bus and cycle lanes closer to our home by 2.5m - as parents to young children this is a major concern

Issues with parking during and after works - Richard will be unable to park his work van, trailer and necessary work equipment in the driveway and as a result he will have to rent a storage unit at considerable cost annually

Reducing the size of our property by 26.4m² which will affect the value of our house
Less space to manoeuvre our vehicles resulting in having to reverse onto a busy road

Noise pollution, visual and environmental impact - removal of trees, less greenery and foliage, resulting in the Navan Road looking more like a Motorway than a residential road and also removing the sound barrier benefits of mature trees for the residents on the road

Proposed bus stops unsafe due to planned bicycle lanes

Traffic congestion on side roads due to new planned routes and proposed road closures

Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

Fee

7. You **must** make sure that the correct fee is included with your observation. You can find out the correct fee to include in our Fees and Charges Guide on our website.

This document has been awarded a Plain English mark by NALA.

Last updated: April 2019.

Observation on a Planning Appeal:
Form - April 2019