



The Fitzgerald Group  
C/O Niamh Fitzgerald  
Palmerstown House  
Palmerstown  
Dublin 20

**Date:** 28th July 2023

**Re:** BusConnects Lucan to City Centre Core Bus Corridor Scheme  
Lucan to Dublin City Centre

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Board has approved it with or without modifications.

If you have any queries in relation to the 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,

Sarah Caulfield  
Executive Officer  
Direct Line: 01-8737287

AA02

Tell	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 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

HEAD OFFICE:  
Palmerstown House,  
Palmerstown,  
Dublin 20.

Ph: 6262379 / 6262380  
Fax: 6262382  
E-mail: info@fitzgeraldgroup.ie  
[www.louisfitzgerald.com](http://www.louisfitzgerald.com)

# The Fitzgerald Group

Established 1968



6<sup>th</sup> July 2023

An Board Pleanala  
64 Marlborough Street  
Dublin 1  
D01 V902

AN BORD PLEANALA	
LDG-	_____
ABP-	_____
07 JUL 2023	
Fee: €	Type: _____
Time: _____	By: <i>post</i>

S ID

**Ref Case** : ABP-314942-22

**Re:** Bus Connects Lucan to City Centre Core Bus Corridor Scheme Lucan to Dublin City Centre

**Dear Sir / Madam,**

Further to your correspondence of June 6<sup>th</sup>, in relation to the above. On behalf of The Fitzgerald Group, I wish to make the following response in relation to the NTA's response to our original submissions.

We would like to put it on record, again, that the Car Park located at the Palmerstown House Pub & Restaurant is a private car park, for use by our Customers only.

*NTA's Response: Page: 42 Response to issues raised in relation to the proposed removal of parking on Old Lucan Road between M50 and R148 Palmerstown bypass, Section 6.4.6.1.3.4 of Chapter 6 Traffic & Transport of Volume 2 of the EIAR, sets out the impact on parking and loading within this section of the Proposed Scheme.*

*.....In respect of the section of Old Lucan Road in the vicinity of Palmerstown House, it is noted that parking on the north side of the road is prohibited in the existing situation, which will also be the case with the Proposed Scheme. No changes are proposed to the parking arrangements on the south side of the road.*

*The NTA are satisfied that the impact on parking has been appropriately assessed and that the overall impact at this location is considered slight.*

### **Further Comment: The Fitzgerald Group**

The NTA consider the impact of the loss of 108 parking spaces on the Old Lucan Road (northside) to be **slight!** The removal of such a large amount of informal on street parking will have an **adverse impact** not only on our staff, but also on our customers (large funerals etc) of The Palmerstown House Pub/Restaurant. Most of our staff travel, from outside of the immediate catchment area (as far away as Mullingar) and public transport is not an option due to travel times, family commitments etc.

There are only 3 pay and display spaces on the south side of the road from Lower Kennelsfort Road to M50 footbridge, with a maximum stay of 2 hours. While parking spaces will increase to the east side of the Village, these are all pay and display.

Given that there are over 30 businesses in the area, the remainder of informal car spaces (86) left on the southside of the road, at homes located at The Horseshoe, Riverside Estate and Hollyville, will be insufficient, to cater for all.

Today we did an inhouse survey of office staff and we had 24 vehicles parked within the Village area. This count did not include the workmen on site doing renovations, or the staff of The Palmerstown House.

Progress for the sake of progress, in this case, is unwarranted. There is no necessity for a two-lane cycle track, side by side, on the Old Lucan Road, through Palmerstown Village. The impact of this proposal will totally diminish the viability of businesses trading in Palmerstown Village.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Niamh Fitzgerald', is written over a horizontal line.

**Niamh Fitzgerald**  
Director  
The Fitzgerald Group