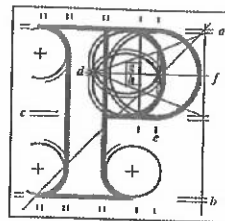


Our Case Number: ABP-314942-22

Planning Authority Reference Number:



**An
Bord
Pleanála**

Chris Jennings
142 Palmerstown Avenue
Palmerstown
Dublin 20

Date: 10th February 2023

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

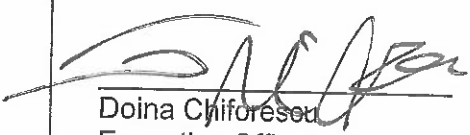
Dear Sir / Madam,

An Bord Pleanála has received your recent submission (including your fee of €50) 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 the meantime, please contact the undersigned. Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,


Doina Chiforescu
Executive Officer
Direct Line: 01-8737133

HA02

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

Planning
Board
Pleasant



Our Case Number: ABP-214942-22
Planning Authority Reference Number:

Chris Jennings
142 Palmerston Avenue
Palmerston
Dunedin 91

Date: 10th February 2022

Re: Planning Application for a Change of Use of the Building for a Shop and Office in the City Centre

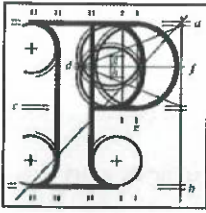
Dear Mr. Jennings

The Planning Board has received your application for a Change of Use of the Building for a Shop and Office in the City Centre. The application is for a change of use from a residential building to a shop and office. The Board has considered the application and the following conditions are proposed for the grant of the consent:

1. The consent is granted on the condition that the applicant shall submit and have approved a detailed site plan showing the proposed layout of the building and the location of the shop and office. The site plan shall be submitted to the Planning Board for approval before the start of the works.

2. The consent is granted on the condition that the applicant shall submit and have approved a detailed site plan showing the proposed layout of the building and the location of the shop and office. The site plan shall be submitted to the Planning Board for approval before the start of the works.

Yours faithfully,
Chris Jennings



Observation on a Strategic Infrastructure Development Application

Observer's 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:

(a) Observer's name

Chris Jennings

(b) Observer's postal address

142 Palmerstown Avenue, Palmerstown, Dublin 20

Agent's details

2. Agent's details (if applicable)

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

Click or tap here to enter text.

(b) Agent's postal address

Click or tap here to enter text.

Postal address for letters

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

You (the observer) at the postal address in Part 1

The agent at the postal address in Part 2

Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation.

- (a) **An Bord Pleanála case number for the current application (if available)**
(for example: 300000)

Click or tap here to enter text.

- (b) **Name or description of proposed development**

Lucan to City Centre Bus Corridor Scheme

- (c) **Location of proposed development**

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

Lucan to City Centre

Observation details

5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word limit** as the box expands to fit what you write.

You can also insert photographs or images in this box. (See part 6 – Supporting materials for more information).

Removal of left filter light on to N4 at Oval, Palmerstown

A large portion of traffic taking this filter light is to access the village from the Oval meaning traffic exits left here, and takes a right at the lights at the footbridge to access village. It would make more sense to open up the entrance at Shaws to allow traffic to enter the village from the Oval. Additionally, traffic exiting at the oval is already extremely busy particularly with school traffic. Any further delays/impact to traffic here will result in tail backs to the school entrances (St Lorcan's and St Brigits) which will be detrimental to children's safety and impact the pedestrian crossing at St Lorcan's school.

Removal of left filter light from N4 in to Oval

This will be very dangerous. Many residents use this turn to access their home. To turn left, you will now have to wait in the second lane while bus lane traffic has right-of-way while potentially hold up a line of traffic behind you.

Removal of bus stop from Palmerstown Drive

Removal of this bus stop will negatively impact residents who live on that side (Culmore, Glenaulin, Wheatfield road, Woodfarm Drive etc.) particularly elderly, who make up a large proportion of the residents in Palmerstown who will now have to walk even further to access a bus at the current middle bus stop on the N4. It would make more sense to retain Palmerstown Drive bus stop and remove the middle bus stop. How does the planned proposal align with 40m rule re: access to a bus?

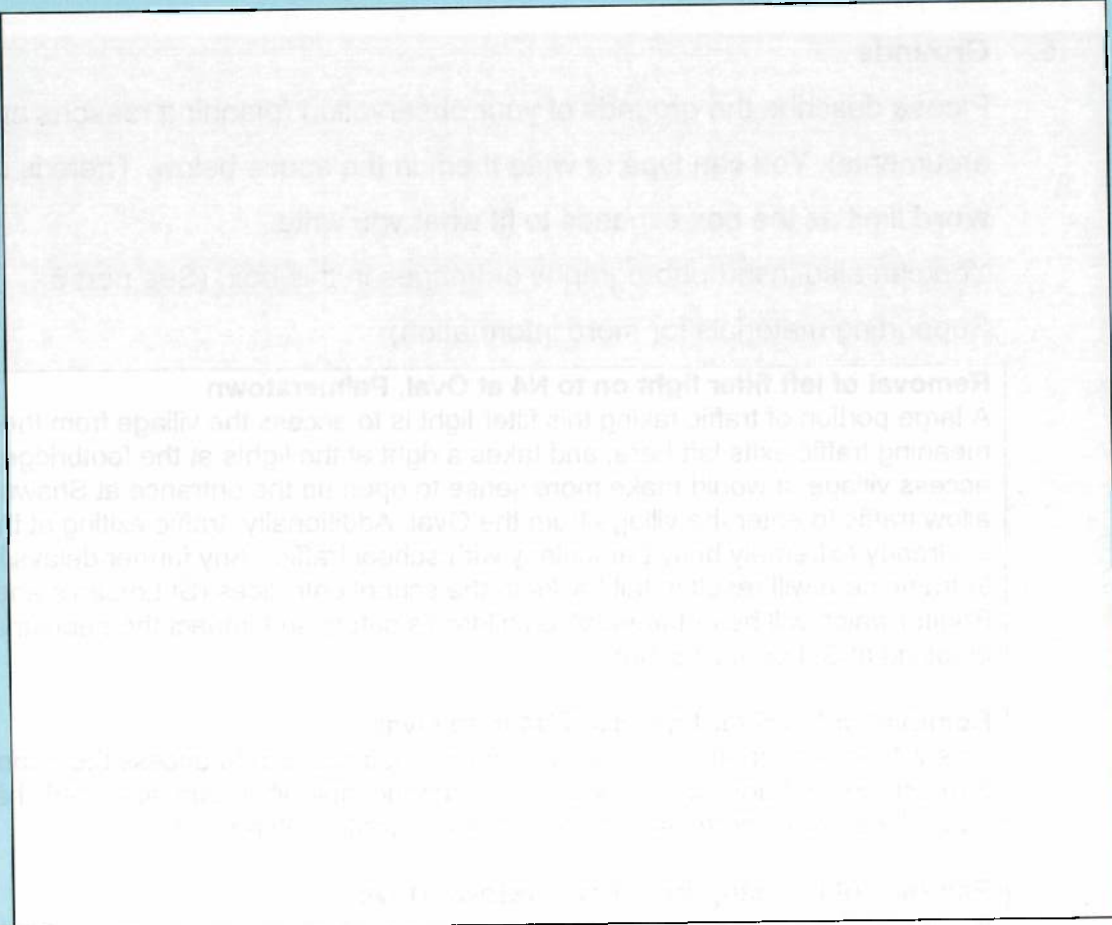
26 Bus route/removal of left turn from village towards City Centre

The proposal to bring 26 bus stops in to Village in addition to removing the left turn to city centre from village will further negatively impact traffic. Under this plan, anyone exiting village for city centre will now have to exit from AppleGreen garage as will 26 bus. Palmerstown is at the tail end of many of the bus routes. Often, buses are full so people will often use the 26. However, by moving the bus stops for the 26 in the village, it will mean people having to go to another bus stop in the village from the main road. This will add to people's commute time which I suggest will negatively impact any plans for more people to use public transport. The plan to include bus shelter(s) in the village for the 26 bus does not align to the architectural heritage of these houses there.

Removal of parking/change to perpendicular parking on Old Lucan road

Significant safety concern here particularly for trucks from Old Steel works in Mill Lane exiting at Stewards Hospital on whether trucks will be able to turn/turn safely with perpendicular parking.

5. Grounds



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.

You can insert photographs and similar items in your observation details: grounds (part 5 of this form).

If your supporting materials are physical objects, you must send them together with your observation by post or deliver it in person to our office.

You cannot use the online uploader facility.

Fee

7. You **must** make sure that the correct fee is included with your observation.

Observers (except prescribed bodies)

- strategic infrastructure observation is €50.
- there is no fee for an oral hearing request

Oral hearing request

8. If you wish to request the Board to hold an oral hearing, please tick the “Yes, I wish to request an oral hearing” box below.

You can find information on how to make this request on our website or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

No, I do not wish to request an oral hearing

Final steps before you send us your observations

9. If you are sending us your observation using the online uploader facility, remember to save this document as a Microsoft word or PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

This also applies to prescribed bodies sending an observation by email.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.

For Office Use Only

FEM – Received		SIDS – Processed	
Initials		Initials	
Date		Date	

Notes

