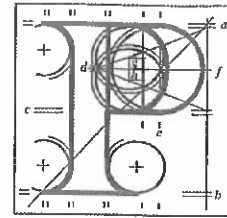


Our Case Number: ABP-314942-22

Planning Authority Reference Number:



**An
Bord
Pleanála**

Anne Mahon Architects Limited
C/O Anne Mahon
9A Woodfarm Drive
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

Tel	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

Pharmacia
Board
An



Our Case Number: ABP-914943-33
Planning Authority Reference Number:

Ann Merion Architects Limited
200 Ann Street
3rd Floor
New York, NY 10038
Tel: 212 691 1000

Our Case Number: ABP-914943-33

Planning Authority Reference Number:



9a Wood Farm Drive, Palmerstown, Dublin 20.

ANNE MAHON ARCHITECTS LIMITED

An Bord Pleanála
64 Marlborough Street,
Dublin 1.

11th January 2023

APPEAL – SID APPLICATION

ABP Case No.:	ABP- 314942 Case Ref: HA29N.314942
Appeal Type:	3 rd Party Appeal
Appellant:	Anne Mahon & Roger Berkeley

Planning Reference:	Dublin City Council SID Application
Application Type:	LA Road Development Application
Lodgement Date:	21 st October 2022
Decision Date:	16th May 2023
Applicant:	National Transport Authority
Planning Authority:	N/A
Development:	BusConnects Lucan to City Centre Core Bus Corridor Scheme

Appellants:
Anne Mahon, 9A Woodfarm Drive, Palmerstown, Dublin 20.
Roger Berkeley, 30 Palmerstown Drive, Palmerstown, Dublin 20.

To whom it may concern,

We, Anne Mahon & Roger Berkeley, wish to make the following Appeal in relation to the above development.

1. The circular provided to the people of Palmerstown failed to detail that the entrance from the Dual Carriage way at the Oval is to be blocked off. See Map attached.
2. This proposal to have one way exit only from the Oval, was previously rejected on the basis that the estate would become land-locked to ambulances and fire brigade coming from the City whereby they would have to bypass the easiest access to take a circuitous route via Kennelsfort Road. (Refer Councillor Alan Hayes submission). This will significantly delay response time for emergency services into Old Palmerstown, particularly during school times.
3. To reach West of Palmerstown Drive (C on the Map) or East of Palmerstown Avenue (B on the Map) when travelling from the City Centre (the most congested route from the city to the M50), one shall need to detour past the entry point at A on the Map, and detour into **10 No. serious congestion points** shown on the map attached to reach points A & B.



4. St. Lorcan's Boys' School, St. Brigids' Girls School and a Montessori School are all located on the Oval just off Pt. A on the Map. Access to the schools from the Dual Carriage Way at Pt. A is to be blocked off. School traffic currently creates a traffic jam from the Oval along Turret Road, Wood Farm Drive, Woodfarm Avenue, Glenmaroon Road and Wheatfield Road. This will be significantly exacerbated if to enter the estate via Wheatfield Road school traffic heading to Lucan or Chapelizod need to join the queue. Planning Permission has been granted for 50 new apartments at the Silver Granite (**Congestion PT.5 on the Map**) which will further worsen this situation when the apartments have been built and the extra cars need to enter the estate at that pinch point.
5. To access Palmerstown from Lucan – the slip road to turn right off the Dual Carriage Way to Kennelsfort is always backed up causing the second lane of the dual carriageway to be blocked. In addition, traffic who have missed the turn onto the M50 from Lucan add to the congestion as they need to U-turn at the bottom of Kennelsfort Road, which is dangerous, slow and prevents enough cars through to Kennelsfort Road. Serious accidents are already a regular occurrence at this junction. All of the additional traffic that would have been filtered in to Palmerstown at Pt. A on the map shall now add to this congestion point.
6. Due to Palmerstown being separated from Palmerstown Village by the Dual Carriage-way the Village will be traffic blocked as all Palmerstown Church traffic, located on the Old Lucan Road, will now have to enter Kennelsfort Road rather than the bulk of the traffic being allowed to filter into Palmerstown estate from Shaws
7. Palmerstown Dublin 20 has historically been accessed from Dublin City via Chapelizod, Dublin 20 and in at the Oval. Its descriptive location is on the Road West out of Dublin along the River Liffey between Chapelizod and Lucan. To enter the estate from Cherry Orchard Dublin 10 will certainly devalue property, as access to Old Palmerstown will now be severely restricted, cut off, and left vulnerable and ghetto-ised. There is already a rat run through Old Palmerstown from Kennelsfort Road through Wheatfield Road and Turret Road by the schools.
8. Property values in these cut off areas of Old Palmerstown will be severely affected as a result of this proposed isolation and loss of access to essential amenities for all local residents.
9. The incentive for this change is a result of a Planning Application for the development of 250 apartments at Vincent Byrne's site. The application initially showed access to the development from Kennelsfort Road and access from the development from the Old Lucan Road. Once permission was granted it was found that no permission from the landowners had been provided for the exit to Lucan Road and so two way traffic from the new development will be dependent on Kennelsfort Road Lower. The entire estate of Palmerstown is now to be disadvantaged because of this misinformation.
10. Removal of bus stop at Circle K garage will further isolate residents. This will mean access to bus will be a very long walk for those living in the lower parts of Palmerstown who currently access bus there on daily basis for work and school.
11. Local shops on Manor Rd will suffer from reduced footfall with these proposals.
12. Access to Palmerstown Village, Aldi, the popular Waterstown Park amenity and the local Church will be further restricted to residents of Old Palmerstown, further emphasising the divide of Palmerstown by the N4.
13. The Bollards on Palmerstown Ave would need to be removed to facilitate this ill thought out proposal causing a further rat run which the Bollards were designed to stop.

Signed: _____
Anne Mahon

Date: 11th January 2023

Signed: RB
Roger Berkeley

Date: 11th January 2023



PHOTOS TAKEN at THE OVAL (WEST SIDE)



Ph.No.01 – Wednesday 11th January 2023 @ 9.00AM

Member of the Royal Institute of the Architects in Ireland

V.A.T. Reg. No. 3739554UH



1/10/23, 9:15 PM

Dublin 20 - Google Maps

Google Maps Dublin

CONGESTION PT.2 - Feeder Lane to turn right for Kennelsfort Road never clears and blocks one through lane of the dual carriage way heading to city

CONGESTION PT. 1 - Site of 250 No. apartments UNDER CONSTRUCTION

New route in to Palmerstown due to proposed road closure at 'A'

Access in to Palmerstown from City to be blocked off - PREVIOUSLY REFUSED BY AMBULANCE & FIRE SERVICES

CONGESTION PT.3 - PEDESTRIAN CROSSING/ ONGOING BACK UP

CONGESTION PT.8 - SEVERE TRAFFIC - CONGESTION - MONTESSORI - 8Am - 5PM

Traffic jam here from Chaeilzoid By-Pass at Peak-times

CONGESTION PT. 7 - SEVERE SCHOOL TRAFFIC CONGESTION

CONGESTION PT.4 - 2022 Grant of Planning Permission for 50 No. apartments - NOT YET CONSTRUCTED

CONGESTION PT.10 - SEVERE SCHOOL TRAFFIC CONGESTION

CONGESTION PT.9 - Manor Road Shops - Deliveries

CONGESTION PT.5 - PERMANENT TRAFFIC JAM AT SCHOOL PEAK TIMES - 8.30-9.00AM - 12.30 -2,30PM & 3.30PM

CONGESTION PT.6 - PERMANENT TRAFFIC JAM AT SCHOOL PEAK TIMES - 8.30-9.00AM - 12.30-3.00PM

Map data ©2023 50 m

