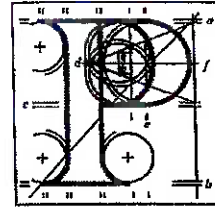


Our Case Number: ABP-316272-23

Planning Authority Reference Number:

Your Reference: Keith Walsh, Camden Inns Limited



**An
Bord
Pleanála**

Paul Tyndall Architects & Design
2 Montague Street
Dublin 2
D02 Y22

Date: 16 August 2023

Re: Bus Connects Templeogue/Rathfarnham to City Centre Core Bus Corridor Scheme
Templeogue/Rathfarnham to City Centre

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 at laps@pleanala.ie

Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,


Eithne Reilly

Executive Officer
Direct Line: 01-8737184

HA02A

Tel	Tel	(01) 858 8100
Glaos 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



2 Montague Street
Dublin
D02 Y922

15th August 2023

An Bord Pleanála
(Strategic Infrastructure Division)
64 Marlborough Street
Dublin 1, D01 V902

Dear Sir/Madam,

TEMPLEOGUE / RATHFARNHAM TO CITY CENTRE CORE BUS CORRIDOR SCHEME - OBSERVATION ON BEHALF OF MR KEITH WALSH, CAMDEN INNS LTD (TRADING AS THE CAMDEN), 80/87 CAMDEN STREET, DUBLIN 8

We note the extension of time for observations on the Templeogue/Rathfarnham to City Centre Core Bus Corridor Scheme. On behalf of our Client Mr Keith Walsh of Camden Inns Ltd (Trading as The Camden) 80/87 Camden Street, Dublin 8 for whom we are acting as Agent, we herewith make observation and raise the following concerns,

- the construction of a new Loading Bay directly outside The Camden will detract from the historical façade of the building which is a Protected Structure and also raises genuine health and safety concerns for the welfare of our patrons and pedestrians given the indicated narrowing of the footpath directly outside our stepped main entrance with introduction of a dedicated cycle lane which in turn conflicts with the proposed relocated bus stop.
- the displacement of private vehicular traffic from Camden Street onto secondary roads like Heytesbury Street is likely to result in yet more congestion/"rat-running" on secondary routes.
- the removal of the last vestiges of loading bay on the West side Wexford Street is likely to displace those activities servicing a heavily commercialised and busy strip of shops on Wexford Street further up the road to Camden Street to the new Loading Bay that is proposed right outside the main entrance to The Camden, with no traffic management plans in place and will worsen an already perilous traffic situation that features regular conflict between cars, delivery vehicles, cycles and pedestrians.

While Mr Walsh is of the belief that investment in and initiatives to improve public transport are all well and good, but in the almost total absence of any proactive roads/traffic policing of both driver and cyclist behaviour, they seem doomed to failure and will further exacerbate the slow and gradual decline of commercial activity in the Dublin city centre and its general attractiveness as a place to visit and do business. He would also call for a more holistic and co-ordinated approach to solving the transport problems of the capital city and significant investment in the creation of a comprehensive and integrated light and heavy rail network that covers all suburbs as the only real, long-term solution to removing private vehicles off what are already congested and over-trafficked streets.

We attach the relevant observation fee of €50-.

Yours sincerely,

Paul Tyndall
BArch Dip Arch MRIAI
RIAI Accredited Conservation Architect Grade III
TYNDALL ARCHITECTURE + DESIGN

AN BORD PLEANÁLA	
LDG- 065792-23	
ABP-	
15 AUG 2023	
Fee: € 50	Type: CTA
Time: 1655	By: Hand