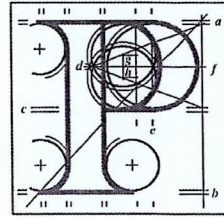


**Our Case Number:** ABP-317660-23

**Planning Authority Reference Number:**



**An  
Bord  
Pleanála**

Daniel Martin  
Apt 60 Grenville Place  
Dublin 8  
D08K504

**Date:** 11 September 2023

**Re:** Busconnects Kimmage to city centre core bus corridor scheme  
Kimmage, Dublin

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](mailto:laps@pleanala.ie)

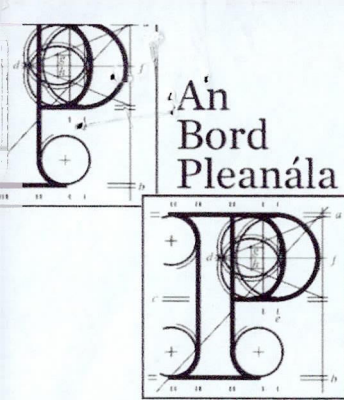
Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Eimear Reilly  
Executive Officer  
Direct Line: 01-8737184  
HA02A

Teil	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



An  
Bord  
Pleanála

# Observation on a Strategic Infrastructure Development Application

**AN BORD PLEANÁLA**  
LDG- 066111-23  
ABP- 317660-23  
28 AUG 2023  
Fee: € 50 Type: Cash  
Time: 09:54 By: HAND

## 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

(b) Observer's postal address

## 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

(b) Agent's postal address

## 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)

Department of transport : Bus Corridor :-Kimmage to City Centre

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

Bus Connect

- (c) **Location of proposed development**  
(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Bus Corridor :-Kimmage 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).

21.08.2023

Dear Sirs,

I am the owner of apartment 60, Greenville Place **D08K504** , Dublin 8 which is a first floor apartment.

In the Bus Proposal for the area it is proposed to take a temporary land acquisition of the two of the three green area in the front of the apartments.

This land belongs to our management company ARDROSS MANAGEMENT COMPANY (NO 2) CLG and it has been maintained since 1994. Every year we pay more than €6000 service charge to maintain it.

It is proposed to take this land to make a construction compound which will be very near to our windows.

We will be exposed to more burglaries, anti social behaviour, dumping, etc.

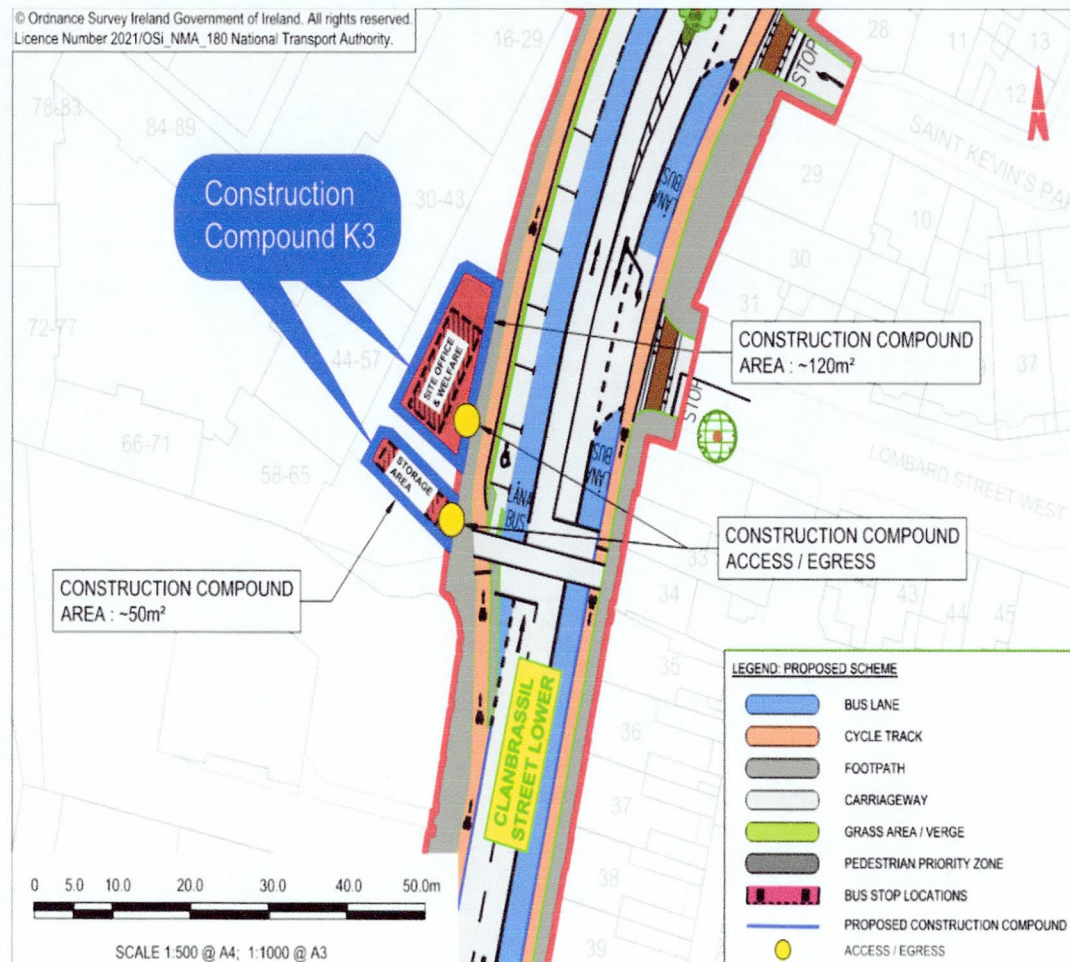
This will create a fire escape issue to everybody in the block 5 as they are the only windows we have and in case of a fire the fire brigade truck cannot reach the windows.

Also these construction will also be an eyesore for everybody to look at.

We think there are more suitable locations in the area to install these compounds.

## 5. Grounds

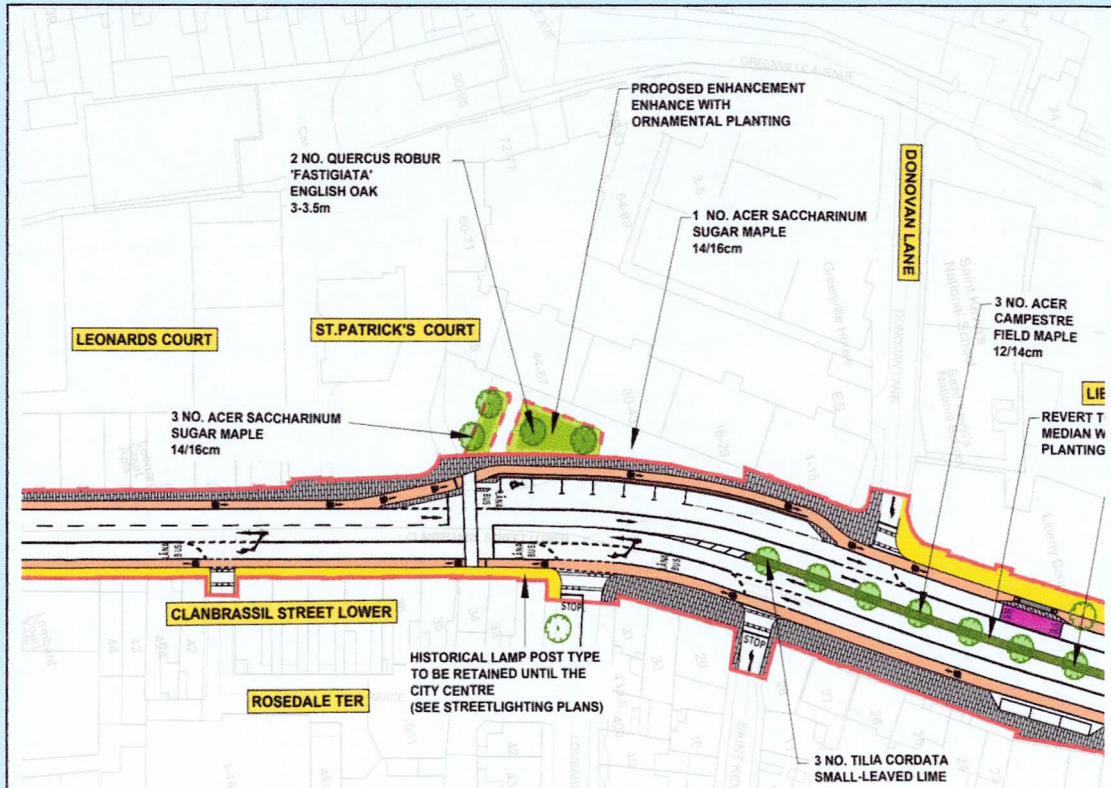
Image 7.2: Location and Extent of the Construction Compound K2



When this all finished it is proposed to plant 4 big trees in the green area beside Patrick's Court and Greenville Place where I have my only two windows of the apartment.

This will block all my light and the sun to the property.

## 5. Grounds



Loss of light/overshadowing

Dublin City Development Plan 2016-2022 notes on pg 324 the following with regard to Natural Lighting and Sunlight Penetration:

*'Daylight animates an interior and makes it attractive and interesting as well as providing light to work or read by. Good daylight and sunlight contribute to making a building energy-efficient. It reduces the need for electric lighting while solar gain can reduce heating requirements.'*

I consider that the proposed trees in the green area will create immediate loss of light amenity and overshadowing my property.

If you need more information please contact me.

Regards

Daniel Martin

St. Patrick's Court





MACE

St. Patrick's Court



LOOK LEFT

LOOK LEFT

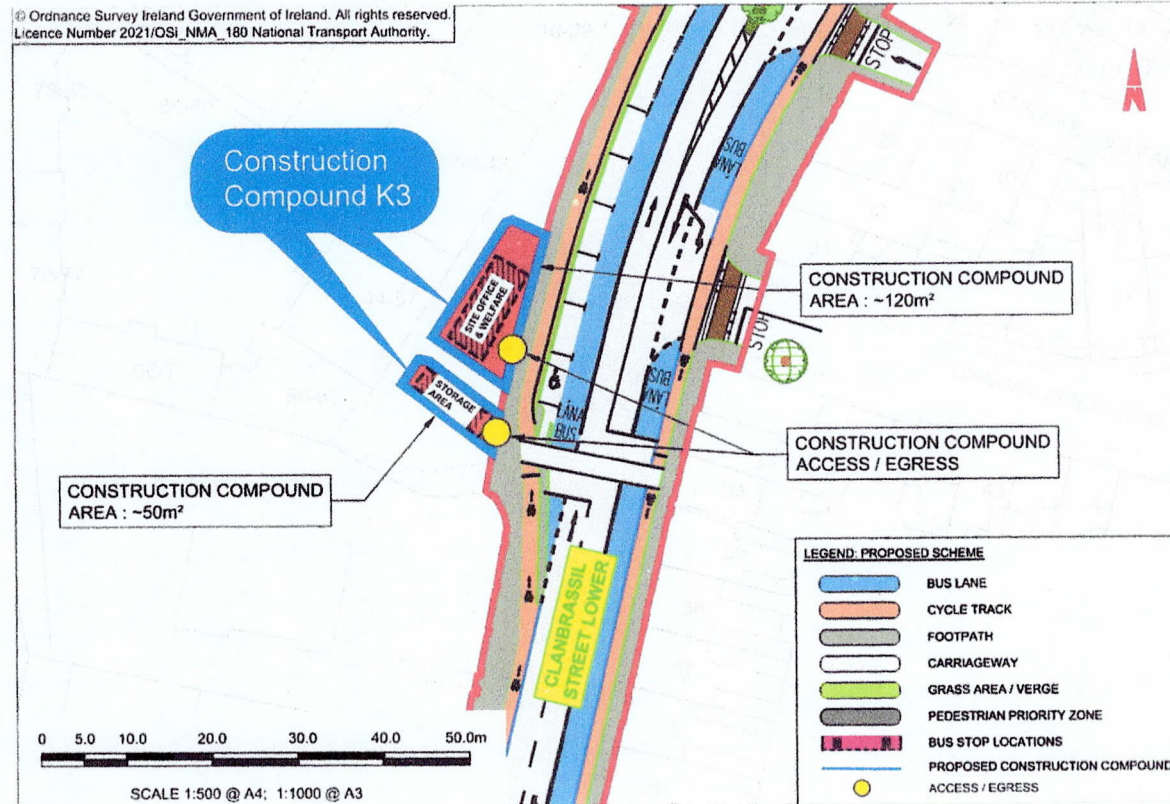
STOP

STOP

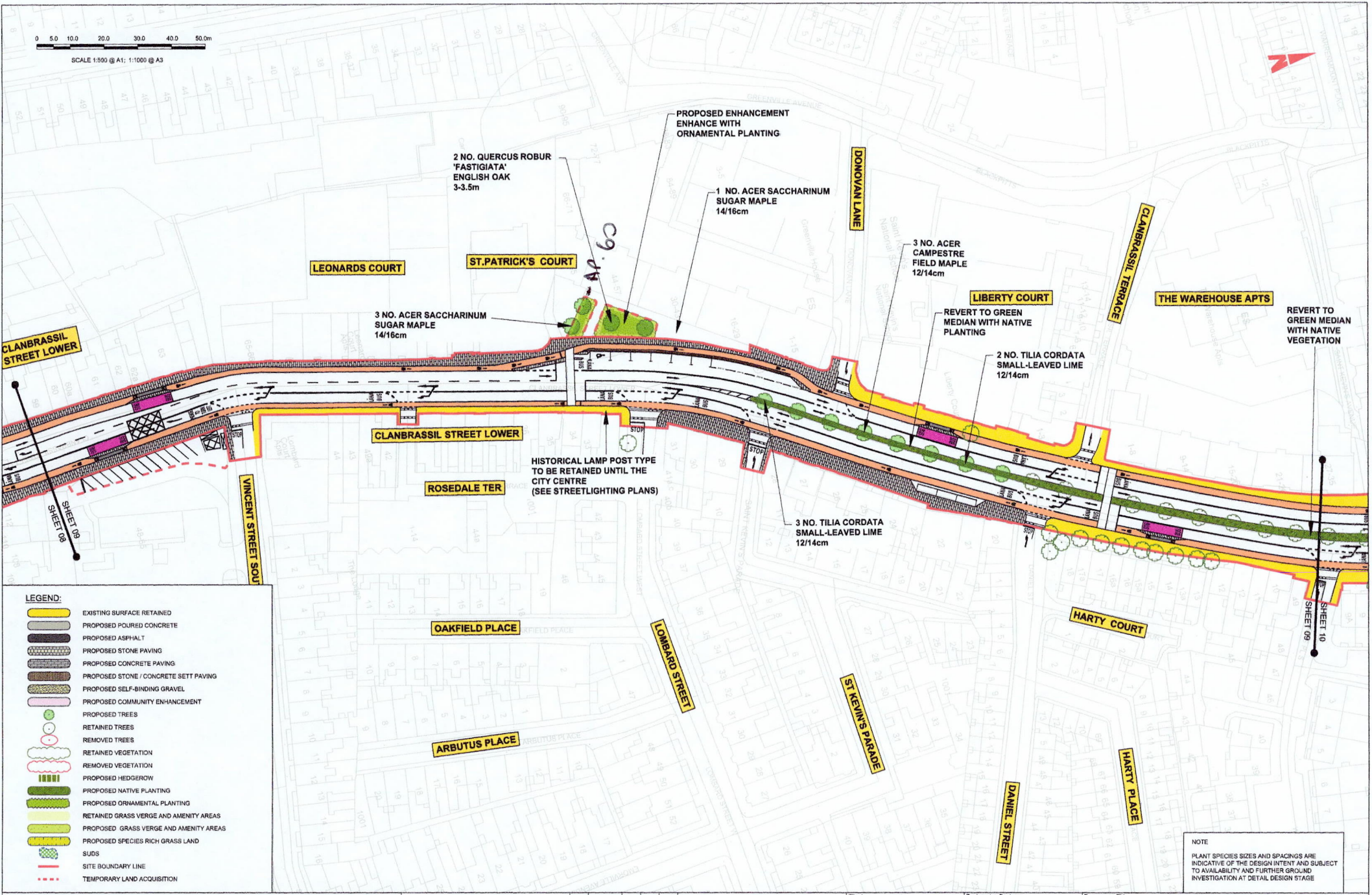




**Image 7.2: Location and Extent of the Construction Compound K2**



**Image 7.3: Location and Extent of the Construction Compound K3**



**LEGEND:**

	EXISTING SURFACE RETAINED
	PROPOSED POURED CONCRETE
	PROPOSED ASPHALT
	PROPOSED STONE PAVING
	PROPOSED CONCRETE PAVING
	PROPOSED STONE / CONCRETE SETT PAVING
	PROPOSED SELF-BINDING GRAVEL
	PROPOSED COMMUNITY ENHANCEMENT
	PROPOSED TREES
	RETAINED TREES
	REMOVED TREES
	RETAINED VEGETATION
	REMOVED VEGETATION
	PROPOSED HEDGEROW
	PROPOSED NATIVE PLANTING
	PROPOSED ORNAMENTAL PLANTING
	RETAINED GRASS VERGE AND AMENITY AREAS
	PROPOSED GRASS VERGE AND AMENITY AREAS
	PROPOSED SPECIES RICH GRASS LAND
	SUDS
	SITE BOUNDARY LINE
	TEMPORARY LAND ACQUISITION

NOTE  
PLANT SPECIES SIZES AND SPACINGS ARE INDICATIVE OF THE DESIGN INTENT AND SUBJECT TO AVAILABILITY AND FURTHER GROUND INVESTIGATION AT DETAIL DESIGN STAGE

<p>1. This drawing is the property of NTA. It is to be used for the purpose for which it is issued. It is not to be used for any other purpose without the prior permission of NTA.</p> <p>2. This drawing is to be used for the design element identified in the title block. Other information shown is to be considered indicative only. The designer is to be held responsible for all other relevant design information.</p> <p>3. C.D. data used for this drawing is to be held under copyright. All other relevant design information is to be held under copyright. All other relevant design information is to be held under copyright.</p> <p>4. All information contained herein does not constitute an offer of any financial product or service. It is provided for information only. It is not to be used for any other purpose without the prior permission of NTA.</p>		<p>1. The information contained herein has been provided by the NTA but does not constitute an offer of any financial product or service. It is provided for information only. It is not to be used for any other purpose without the prior permission of NTA.</p> <p>2. The information contained herein has been provided by the NTA but does not constitute an offer of any financial product or service. It is provided for information only. It is not to be used for any other purpose without the prior permission of NTA.</p>		<p>Rev Date Dm Chkd App'd Description</p> <table border="1"> <tr><td>M01</td><td>FEB 2023</td><td>SSJ</td><td>EFD</td><td>SMG</td><td>ISSUED FOR PHASE 4 PLANNING</td></tr> </table>		M01	FEB 2023	SSJ	EFD	SMG	ISSUED FOR PHASE 4 PLANNING	<p>Client: <b>NTA</b> Udarda Mahalinga Iyengar National Transport Authority</p>		<p>Engineering Designer: <b>TJROD</b></p>		<p>Programme Title: <b>BUSCONNECTS DUBLIN CORE BUS CORRIDORS INFRASTRUCTURE WORKS</b></p>	
M01	FEB 2023	SSJ	EFD	SMG	ISSUED FOR PHASE 4 PLANNING												
<p>Date: FEB 2023 Scale: 1:500 @ A1 1:1,000 @ A3</p>		<p>Programme Code: RGT</p>		<p>Drawn: SSJ Checked: EFD Approved: SMG</p>		<p>Drawing Title: <b>KIMMAGE TO CITY CENTRE CORE BUS CORRIDOR SCHEME LANDSCAPING AND URBAN REALM</b></p>		<p>Drawing File Name: BCIDD-RO-F-ENV_LA-0011_ML_00-DR-LL-0009</p>		<p>Sheet Number: 09 of 14 Status: A Rev: M01</p>							

DO NOT SCALE USE FIGURED DIMENSIONS ONLY

First proposed tree is

*Acer saccharum* maple

is a deciduous tree normally reaching heights of **25–35 m (80–115 ft)**, **and exceptionally up to 45 m (150 ft)**. A 10-year-old tree is typically about 5 m (20 ft) tall. As with most trees, forest-grown sugar maples form a much taller trunk and narrower canopy than open-growth ones.



Second proposed tree is

## **Quercus robur**

**A large, deciduous tree growing up to 20–40m tall.** Also known as common oak, this species grows and matures to form a broad and spreading crown with sturdy branches beneath. Look out for: its distinctive round-lobed leaves with short leaf stalks (petioles). Identified in winter by: rounded buds in clusters.



BRENDICE PLACE

GLASS BANK

MOYE SUITABLE

LOCATIONS

