



Dún Scéine,
Iveagh Court,
Harcourt Lane,
Dublin 2,
D02 WT20.

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

20th June 2022

Re: Case No. 313590 – 197 no. apartments. Lands on Greenhills Road (north of Bancroft Park, south/west of Hibernian Industrial Estate and east of Airton Road Junction), Tallaght, Dublin 24

Dear Sir/Madam,

The National Transport Authority (the “NTA”) has reviewed the above planning application on the basis of the *Transport Strategy for the Greater Dublin Area 2016-2035* (the “Transport Strategy”), which is a material consideration for planning in the Greater Dublin Area.

The subject application is for high density residential development located within the built-up metropolitan area of Dublin and represents an opportunity to consolidate development into an area where future residents could potentially avail of a range of transport services, without the use of the private car. As such, the NTA is not opposed to the proposed development in principle however the NTA has a number of concerns with regard to the following:

Bus Connects

The subject site is located on part of Corridor 9, Greenhills to City Centre, of the NTA’s Core Bus Corridor (CBC) Project, as provided for in the Transport Strategy for the Greater Dublin Area. The NTA note that Drawing 20467-2-104, ‘*Landscape Masterplan Ground level Showing Bus Connects*’, reflects the preferred route option for the corridor which was subject of a third round of public consultation in November 2020. Based on a review of this and the associated planning documents the NTA request that the following detailed design elements are addressed in any grant of permission:

- The drainage diversions which are proposed to be relocated into the carriageway on the Greenhills Road may be of concern -the developer to ensure they are sufficiently deep to ensure they do not clash with any resurfacing works required as part of the CBC.
- Any manhole covers should not be placed in the wheel track zones.

Subsequent to the third round of consultation, the NTA have been finalising the preferred route option designs and preparing transport and environmental impact assessments which will culminate in the preparation of an Environmental Impact Assessment Report (EIAR) for the scheme together with details of land to be acquired. It is intended that this will be submitted to An Bord Pleanála later this year for its consideration and determination. A formal statutory consultation process will be undertaken as part of that process and, as such, plans for this corridor have not yet been finalised.

Recommendation

With regard to the above, in the event of a grant of permission, the following conditions should be included:

- The drainage diversions which are proposed to be relocated into the carriageway on the Greenhills Road may be of concern -the developer to ensure they are sufficiently deep to ensure they do not clash with any resurfacing works required as part of the CBC.
- Any manhole covers should not be placed in the wheel track zones.
- The applicant should continue to liaise with the NTA with regard to the design of the road layouts and access arrangements on both the Greenhills Road and Airton Road and detailed design considerations at the interface between the development and the CBC in order to support the implementation of the CBC.

I trust that the views of the Authority will be taken into account when considering this application.

Yours sincerely,



Michael Mac Aree
Head of Strategic Planning