



The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.
7th July 2022

Re: Case No. 313760 – 310 no. Build to Rent apartments. Lands at Belgard Square East, Belgard Road and Blessington Road. Tallaght, Dublin 24 (The Haven)

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, and wishes to make the following observations and recommendations.

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 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 development site is bound by Belgard Square East to the west, Blessington Road to the north, Belgard Road to the east and existing commercial developments to the south. Blessington Road along the northern boundary is part of Corridor 9, Greenhills to City Centre, of the NTA’s Core Bus Corridor (CBC) Project, as provided for in the Transport Strategy. The level of public transport accessibility to the site will be further enhanced by the Core Bus Corridor (CBC) project and the associated on-going Dublin Area Bus Network Redesign.

The preferred design for CBC9 was subject of a third round of public consultation in November 2020. Subsequently, the NTA have been finalising the preferred route option designs and are 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 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.

At this location, the preferred scheme for CBC 9 includes for the implementation of a bus gate at the southern arm of the Belgard Square East / Belgard Square North junction, prohibiting all vehicle movements except buses between Belgard Square East and Belgard Square North. It is also proposed that the left-turn slip road from Belgard Road onto Blessington Road is to be removed. The NTA note Drawing CS Consulting drawing no. Q003-CSC-ZZ-XX-DR-C-0020, '*Proposed Development Coordination with Bus Connects*' which does not include the removal of the slip road. The proposed development should be revised to reflect the current Bus Connects design in this regard.

Recommendation

The NTA recommends that, in the event of a grant of permission, conditions are attached as follows:

- Drawings are revised to include the removal of the left-turn slip road from Belgard Road onto Blessington Road to reflect the current preferred Bus Connects design at this location
- The applicant is required to continue to liaise with the NTA with regard to detailed design considerations at the interface between the development and the CBC in order to support the implementation of the CBC.

Cycling

Access through the site for pedestrians and cyclists is provided both in the east-west direction and the north-south direction which is important in improving permeability in the area. A significant amount of cycle parking, that is generally well located, is also provided. In particular, the provision of the 'tertiary route' through the southern part of the subject site providing a pedestrian and cyclist priority route connecting Belgard Square East and Belgard Road, is supported. However, it is noted that the proposed development does not provide for the provision of a cycle track immediately adjacent to the north of the site on the Blessington Road. It is the view of the NTA that this is a missed opportunity to improve the overall cycle network in the area and that this should be provided as part of the application in order to provide a link on the main road for cyclists travelling north from Belgard Road on to Belgard Square East.

Recommendation

The NTA recommends that, in the event of a grant of permission a condition is attached to provide for a cycle track immediately adjacent to the site to the north, on the Blessington Road, linking cyclists travelling north from Belgard Road to Belgard Square East.

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