

The Director of Services
Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

PLANNING DEPARTMENT

27 SEP 2023

Delivered By Hand

27 September 2023

Re: Planning Application SD23A/0204 Objection to Planning Application submitted by Tallaght Town AFC, Carolan Park, Ballymana Lane, Tallaght, Dublin 24

Dear Sir or Madam,

We refer to the above Planning Application and by way of objection we hereby place this letter with South Dublin County Council (SDCC) with the required fee of €20 enclosed.

Planning Application SD23A/0204 is an application for the construction of a new all-weather pitch complete with perimeter fencing and floodlights and all associated works. It is a follow-on application to a previously rejected planning application (SD22A/0477). It is regrettable to say that the concerns to us as residents on the Ballymana Lane pertaining to the previous application are of the same nature to our concerns with regard to this planning application SD23/0204.

We place our objection to this application on the grounds of:

- Traffic gridlock which prohibits access to and from our home as residents of the Ballymana Lane
- Pedestrian Safety for residents of Ballymana Lane and visitors to Tallaght Town AFC
- Insufficient access for Emergency Services
- The destruction of the natural hedgerows and soft borders of Ballymana Lane

The Ballymana Lane is unable to support the current volume of traffic being generated by use of members and visitors to Tallaght Town AFC and despite several requests to the Chairman of the Club, no plan for traffic management for training sessions and matches has been implemented or shared with residents. The reality is, there is now an increased level of activity due to additional exercise and adult training sessions being held in Tallaght Town AFC which has exacerbated the problem of traffic gridlock on the Ballymana Lane and nearby Kiltipper Road. There have been numerous days and evenings in the last number of weeks where there has been traffic gridlock on the Ballymana Lane which has resulted in long delays for residents travelling to and from their homes.

The Ballymana Lane is a cul de sac with a single entry/exit point onto Kiltipper Road. It is very narrow with no lights, no footpath and at certain points, it is not sufficiently wide enough for the passing of two cars travelling in opposite directions. The Ballymana Lane is not serviced by public transport.

There are already pedestrian safety issues on the Ballymana Lane which are directly attributable to the training events and the playing of matches at Tallaght Town AFC. This has been raised several times with the Management of Tallaght Town AFC and the Gardai and despite a promise of traffic management to be implemented on training days and when several matches are being played at the Ballymana Lane venue, it is disappointing that the traffic management system was not put in place and these issues are still ongoing. As outlined above, the lack of a traffic management plan in addition to the increased level of activity at Tallaght Town AFC has compounded the practical issues and difficulties that the residents are continuing to experience.

The granting of further development at Tallaght Town AFC will further increase traffic and pedestrian volume on the Ballymana Lane and exacerbate the issues already outlined. It is important to note that the Emergency Services (Fire Brigade/Ambulance/Gardai) would not be able to attend an emergency when there is traffic gridlock on the laneway and/or an overflow of cars parked on either side of the Ballymana Lane. This results in the residents of Ballymana Lane being put in an extremely vulnerable position, particularly in the event where they require urgent medical attention or in the event of an accident or fire in their home.

For example, on 31 August 2023 (photos included below), the Ballymana Lane, was blocked for forty minutes due to cars attempting to gain entry to Tallaght Town AFC, this resulted not only in delays on the laneway but it had a knock on affect which resulted in traffic gridlock on the Kiltipper Road. This led to some very dangerous and irrational driving by drivers who became agitated by the gridlock. On that occasion, an ambulance, a fire brigade or a gardai vehicle would not have been able to attend an emergency on the Ballymana laneway.

The existing volume of traffic on the Ballymana Lane has damaged the natural hedgerows and soft borders from the entrance point of the cul-de-sac up to entrance point of Tallaght Town AFC. This has been caused by traffic driving on the sidebanks when attempting to pass oncoming traffic on the laneway. Photos of each of the above instances are included herewith.

We would ask you to consider these issues of traffic congestion, pedestrian safety, access for emergency services and destruction of the natural hedgerows and soft borders in deliberating on the above application and at a very minimum impose a condition of a structured traffic management system to be established by Tallaght Town AFC, agreed with the Ballymana Lane residents and the Gardai and implemented by Tallaght Town AFC. A recommendation of a good working example of traffic management is that of Thomas Davies GAA Club who appoint Traffic Controllers on training and match days and place rows of tethered No Parking traffic cones on both sides of the section of Kiltipper Road fronting their football pitches.

With regard to pedestrian safety, the concerns for the well being of young children, teenagers and adults would be somewhat alleviated if an access point to the playing grounds was opened from the Kiltipper Park directly into the Tallaght Town AFC which would result in parents/guardians being able to park their cars in Kiltipper Park and walk safely to the football grounds avoiding the hazardous walk on the Ballymana Lane.

Thanking you.

Tony O'Byrne

T & A O'Byrne
Ballymana Lane,
Kiltipper Road
Dublin 24

Ana Maria O'Byrne

T. & A. O'Byrne
Ballymana Lane,
Kiltipper Road,
Dublin 24.

Date: 27-Sep-2023

Dear Sir/Madam,

Register Ref: SD23A/0204
Development: Construction of a new all-weather pitch complete with perimeter fencing and floodlights and all associated site works.
Location: Tallaght Town AFC, Carolan Park, Ballmena Lane, Kiltipper, Tallaght, Dublin 24
Applicant: Alan Merriman (Chairman)
Application Type: Permission
Date Rec'd: 24-Aug-2023

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, www.sdblincoco.ie.

You may wish to avail of the Planning Departments email notification system on our website. When in the *Planning Applications* part of the Council website, www.sdblincoco.ie, and when viewing an application on which a decision has not been made, you can input your email address into the box named *"Notify me of changes"* and click on *"Subscribe"*. You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

Please note: If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full contents of a planning application.

Yours faithfully,

M. Crowley
for Senior Planner