



ROEBUCK
RESIDENTS' ASSOCIATION

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Planning Department,
Dun Laoghaire Rathdown County Council,
County Hall,
Marine Road,
Dun Laoghaire,
Co. Dublin

27th April 2016

Re. Planning Reference D16A/0212

Location: The Grove, Goatstown Road, Dublin 14

To Whom It May Concern,

On behalf of The Roebuck Residents' Association we wish to make an observation relating to the above planning application. We are a newly formed Residents' Association (in existence for approximately 6 months), and among other roads, our area covers the roads backing on to 'The Grove'. Also, a large number of our members have children who attend Our Lady's Grove Primary School and Jesus and Mary College.

Point 1 – Pedestrian Entrance, Friarsland Road

Regarding the pedestrian entrance onto Friarsland Avenue - we wish to highlight that there appears to be no provision made on the plans to link up the footpaths within the new 'The Grove' development to the footpaths on Friarsland Avenue. Many school children from both the primary and secondary schools use this shortcut, and if the area remains as is, children coming from The Grove will continue to exit out directly onto the road, not onto a footpath. For safety reasons, provision should be made to link up the footpaths. This area is currently quite overgrown, and generally untidy, and would benefit from being improved with new footpath(s), grass verges, kerbing, lighting, etc. Ideally we would foresee this entrance being unlocked and open 24 hours.

Point 2 – Pedestrian Route through The Grove

We also have some concern regarding the safety of the school children's route through the new 'The Grove' development. The pedestrian entrance from Friarsland Avenue opens directly onto the end of a road within 'The Grove', so the erection of a barrier or similar would be required to stop children running, cycling or scooting straight onto this road. (The same applies to the pedestrian entrance out onto the road in front of the schools. There will be a large increase in traffic on this road after the adjoining site is sold and developed, so

barriers, road markings/ramps, even pedestrian traffic lights perhaps, will be required here.)

Furthermore, the route involves pedestrians crossing an internal road within 'The Grove' development, so a zebra crossing, or some other form of pedestrian markings, for this crossing point should also be employed.

As well as walking, children and their parents use bicycles, scooters, buggies/prams, and wheelchairs on this shortcut, and provision should be made for all modes of pedestrian transport so that the route through the development is as safe as possible. There will be a large increase in footfall through this pedestrian route (it will be the most direct route on foot to the local shops), when this particular development is finished, and again when the larger adjoining site (bordering the back of Larchfield and Friarsland Roads) is sold and developed in the very near future. Hence provision must be made at this point in order to accommodate the future safety of the users. This intensification of use will require segregation of cyclists and pedestrians.

In Summary

We would like to state that we have recently contacted the developers of this development, and they have been very accommodating in listening to our concerns. They have stated that they are willing to work to address our issues, however we felt we would best serve our members' interest by lodging an observation through the planning process.

Yours sincerely,

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Roebuck Residents' Association
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Stan McHugh
Chairman
Roebuck Residents' Association