

**Subject: Fingal County Council's Application to An Bord Pleanala for Planning Permission to construct a Greenway to be known as The Broadmeadow Way between Malahide and Donabate ,Co Dublin.**

**Observations on behalf of the Owners of the Casino Apartments( Casquai Management Company) in relation to that part of the proposed Greenway abutting "the Casino Apartments",and running for a distance of 220 metres approx from opposite the Bridge Field Car Park / Hogan's Gate to Hanlon's Lane.**

Preliminary .

The Bridge Field Car Park, which belongs to the Council and which is adjacent to Hogan's Gate which is to be the exit on to the R 106 for the Greenway, it having started near the Castle. The Bridge Field Car Park, which is a matter of 20-30 metres from Hogan's Gate presently caters for the following traffic:

- (a) parking for people using the trains.
- (b) parking for people shopping in the village.
- (c) parking for people using the Castle Grounds.
- (d) parking for people using the Sports Fields.

**AN BORD PLEANALA**  
ABP. 017730-19  
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While it is part of the plan that people using the Greenway will park up at the Castle, there is a concern that people will still seek to park in the Bridge Field carpark and especially people coming from the Donabate side and intending to use the Greenway.

In addition the existing Car Park at Bridge Field will have to cater for the traffic going to the Casino Cottage, the recently restored cottage owned by the Council which is due to open shortly. The Bridge Field Car Park will just not have the capacity to deal with the increased volume of traffic as set out above.

It is respectfully submitted that the increased traffic created by the cyclists and Pedestrians coming down the road from the Castle exiting at Hogan's cottage, when taken together with the volume of traffic set out above will lead to serious traffic congestion thereby creating a traffic hazard and serious safety issues.

It has to be noted too that at present traffic goes in and out of the Casino Apartments, ( on the north side of the R 106 and adjacent to the R106 ) crossing the proposed Greenway as does traffic going in and out of the Presbyterian Church.( next to the Casino and also on the North side of the R 106 ). The Church run a lot of activities such as Playschools and Camps and the like all of which generates a lot of traffic. It will be very difficult for traffic to enter and leave the Casino Apartments and the Church and for Cyclists and walkers to pass these premises on the proposed path if the plan as drafted comes to pass.

We generally welcome the Development which is a far sighted one on behalf of the Council and one which we believe will be very popular, however we feel that not enough attention has been paid to the traffic implications of the development and we would urge the Council to take a further look at this. Indeed the considerably increased volume of traffic will constitute a hazard and especially when you add on the fact that there is illegal parking on the double yellow lines between the Presbyterian Church and the Red School which is beyond Hanlon's Lane. This restricts the view of traffic of traffic exiting the Casino and exiting the Presbyterian Church. It is also submitted that this vastly increased volume of traffic will pose a hazard for cyclists which goes completely against what the development is all about. In conclusion we do have serious concerns as regards safety arising from what we have said above in relation to the increased volume of motor, cycle and pedestrian traffic.

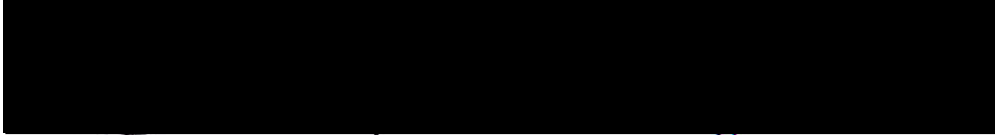
Secondly We believe that the Greenway should be re-routed through the Castle so as to come out at the Castle entrance opposite approximately at the Red School. The route would have to avoid the Cricket Pitch for obvious reasons but that can be taken care of with signposts .There is an existing Pedestrian Traffic Lights at the Red School which is very convenient to the suggested rerouting. After crossing at the Pedestrian Crossing the cyclists and walkers will turn right ,proceed 170 metres approx to Hanlons Lane ,turn left down the lane and so on. Likewise cyclists and pedestrians coming from the other direction( Donabate side) will come up Hanlons Lane, turn right, proceed along the widened footpath to the Red School, cross at the Pedestrian Traffic Lights and enter the Castle Grounds at this point.

We accept that our rerouting proposal would involve the widening of the Footpath on the North side of the R106 from the pedestrian lights to Hanlons Lane, a distance of approx 170 metres. Bearing in mind that the rerouting suggested above passes through Council Property, that traffic congestion and safety hazards would be reduced as would the costs to the Council in widening the footpath, we would urge an Bord Pleanala to approve the Council's plan with the amendments we have suggested above. We would

respectfully request an oral hearing.

Dated the *23<sup>rd</sup>* day of July 2019.

Signed on behalf of the Casquai Management Company (Casino Apartment Owners) by



Larry Laffan. (Director)

Dudley Potter. ( Director)

