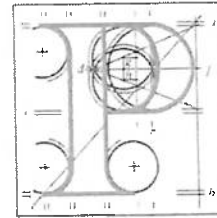


**Our Case Number:** ABP-316272-23



**An  
Bord  
Pleanála**

Catherine Gaffney  
571 Woodview Cottages  
Rathfarnham  
Dublin 14  
D14NC43

**Date:** 24 April 2024

**Re:** Bus Connects Templeogue/Rathfarnham to City Centre Core Bus Corridor Scheme  
Templeogue/Rathfarnham to City Centre

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above-mentioned proposed road development and will take it into consideration in its determination of the matter.

Please note that the proposed road development shall not be carried out unless the Board has approved it or approved it with modifications.

If you have any queries in the mean time, please contact the undersigned officer of the Board at [laps@pleanala.ie](mailto:laps@pleanala.ie)

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Eimear Reilly  
Executive Officer  
Direct Line: 01-8737184

HA02

Teil	Tel	(01) 858 8100
Glaao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

## Kevin McGettigan

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**From:** Eimear Reilly  
**Sent:** Friday 5 April 2024 13:14  
**To:** Kevin McGettigan  
**Subject:** FW: Case reference number ABP-316272-23  
**Attachments:** 571 Woodview Cottages.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** LAPS <laps@pleanala.ie>  
**Sent:** Thursday, March 28, 2024 9:49 AM  
**To:** Eimear Reilly <e.reilly@pleanala.ie>  
**Subject:** FW: Case reference number ABP-316272-23

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**From:** Catherine Gaffney [REDACTED]  
**Sent:** Thursday, March 28, 2024 8:26 AM  
**To:** LAPS <laps@pleanala.ie>  
**Subject:** Case reference number ABP-316272-23

**Caution:** This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

To whom it may concern,

Please find attached my submission/response to your correspondence dated 28th february 2024 in relation to submission dated 20th december 2023 received from NTA.

Can you please confirm receipt of this email this am please?

Regards,

Catherine Gaffeny  
0879917055  
571 Woodview Cottages,  
D14NC43

571 Woodview Cottages,

Rathfarnham

Dublin 14

D14NC43

27<sup>th</sup> March 2024

Ms Eimear Reilly,

Executive Officer,

An Bord Pleanála,

64 Marlborough Street,

Dublin 1

D01 V902

Re: Case Reference Number 316272

Dear Ms Reilly,

I am writing with regards to my original submission dated 13th August 2023, and your correspondence dated 28<sup>th</sup> February 2024. I find your response completely inadequate. Specially with regards to the TR3 compound, I demand much better clarify with regards to my concerns and those expressed by my neighbours. This proposed compound would have an enormous negative impact on us local residents and as such we deserve a much greater level of dialogue. I am shocked and appalled to be informed that 'the board' has unilaterally decided against holding an oral hearing. Given the size, cost, short- and long-term implications of this project, I would have thought it only fair and just to have held an oral hearing.

I note that South Dublin County Council (SDCC) themselves have expressed major concerns regarding the plans for the TR3 compound (as quoted from page 338/339 of the response document ).

***'SDCC notes that there are concerns about the proposed construction compound in Woodview Cottage Green. SDCC state that the location of the proposed compound is believed to be too close to residential properties and note that the location has been a well-used amenity area for a long time. SDCC further note that residents have raised safety concerns in relation to the proposed siting of a construction compound with the associated HGV traffic, in close proximity to a busy residential area'***

***'SDCC Public Realm section note that they were not consulted in relation to the proposed CPO of these lands for the works and did not agree to them'***

***'Construction Compound TR3; SDCC notes that the proposed compound location is in the Dodder Valley and is close to the site of an existing term-limited, temporary construction compound where SDCC have agreements regarding full reinstatement of the compound area to planted, landscaped parkland. SDCC further states that the extent of the compound in this location is excessive and occupies most of the usable parkland in this location. SDCC states that it does not recommend ceding of this important location with a temporary CPO and recommends that the extent of the proposed compound should be limited to the existing compound location and that mitigation and reinstatement measures should be agreed with SDCC public realm section by agreement rather than CPO'***

I am attaching my original submission again for your review. I await your response. Can you please confirm receipt of this email.

Yours sincerely,

Catherine Gaffney.

Original submission.

**An Bord Pleanála Case Reference: HA29N.316272**

My name is Catherine Gaffney. I am owner and resident of 571 Woodview Cottages, Rathfarnham (D14NC43). I would like to lodge an objection against the proposed TR3 compound plans as part of the overall Templeogue/Rathfarnham Bus Connect Scheme.

The TR3 Compound proposed location is in the greenfield area along dodder vale road beside Woodview cottages across from Bushy Park. This is a residential area- with residents in the adjacent Woodview Cottages, Rathfarnham Mill and houses along Church Lane/Rathfarnham Village. To propose to locate a busy construction compound in such close proximity to us will negatively impact on us with regards to our health, social activities and day to day living. This greenspace is used by resident and community members for recreational activities and to exercise- this is of vital importance giving the small garden spaces in the adjacent houses and multiple apartments close by.

The proposed duration of the project is 2 years. This is a very long period of time to be without our greenspace/local amenity. However, I am very concerned the this is overly ambitious and hence this construction compound will be in situ for a much longer period of time than time. As residents, we have not been given any certainty on length of time the construction compound will be in situ. As you may be aware- a section at the end of the greenspace has been in use for the dodder greenway project since February 2020. As residents, we were advised that this project would take approximately 38 weeks to complete

(as stated on planning permission notice erected on site). Even allowing for covid related delays, this project is now over 42 months since it was commenced/site opened.

As per the South Dublin County Council Development Plan, this greenspace forms part of an architectural conservation area, one of a small number in south county Dublin. The South County Development Plan 2022-2028 itself outline the policy of aiming to preserve and enhance the historic character and setting of the Architectural Conservation Areas and to carefully consider any proposals for development that would effect the special value of these areas. The greenspace has a rich biodiversity of flora and fauna including native Irish bluebells which I believe have been in this area in recent years- It will be impossible for this project to not negatively impact on this with likely permanent implications.

As someone living in very close proximity to the green area, I will in conjunction with my neighbours be very negatively impacted by the levels of noise and air pollution from the site. As mentioned above, I have had experience of this on a much reduced level in recent times- my car is covered in dust if parked outside my house for any period of time, my windows constantly require cleaning to remove layers of building site dust. The proposed plan also specifies the 'storage' area will be located on the site closest to the woodview cottages- I am very concerned regarding my proximity on a daily basis to this area and proposed activities in it/items been stored there. From the perspective of noise, the sheer number of machinery involved in the project and plans to use the TR3 compound as the main construction compound will inevitably expose us to unacceptable levels of noise and vibration for the duration of the project. The environmental impact assessment report itself outlines that those of us living in close proximity to the proposed compound will be at times be exposed to levels of noise, vibration and air pollution which exceed recommended limits.

We are also concerned regarding parking space availability. We have a very limited number of parking spaces for our residents and village users. Given that TR3 compound is proposed as the main construction site, we are concerned that there will be an overflow of parking spaces required and workers may try to use our very limited parking spaces.

Flooding risks- As those of us who live here are aware, we have experienced significant flooding from from Dodder in recent times. Many of the residents on this road (Woodview Cottages) still cannot get insurance against possible flood damage. While the flood defense systems have been enhanced, given our close proximity to the dodder, a fast moving river- there will always be a risk of further flooding- the green area proposed for the TR3 construction site acts as a floodplain to absorb excess water- plans to have the area converted into a hard surface compound will prevent any absorption of excess water and increase our exposure and risk to future flooding. If we do experience flooding, are there plans to plan to compensate residents for such an event?

The Dodder Greenway project has been ongoing for some time and the local section is nearing completion. As part of this project, impact assessment reports were done, ecologists proposed several impact avoidance measures on the scheme including limited construction depths for pavements and bat friendly lighting. Bats and badgers among other species are known to live in the area. It is very disappointing to now see a proposal for the TR3 Construction site which will inevitably involve much more extensive disruption to the local environment and wild life from preparation of the construction site (likely disruption to flora and fauna), floodlighting and daily noise and vibration.

From the perspective on health and safety, we are concerned with day to day risks to children who play around the area, walkers, cyclists and car users. This is an older neighborhood, our elderly neighbors are also particularly vulnerable. Residents with medical issues particularly

respiratory and allergic conditions have already felt the negative impacts of the much smaller construction site which has been in situ. In the long term, we will unfortunately only come to realize if living in close proximity to such a construction site will have had a negative impact on our overall health or increased our risks of medical conditions (physical and mental health). Should there be an environment accident onsite/unknown leakage or spillage/contamination of our local area or water supply- this will obviously have far and long reaching effects. As I live in 571 Woodview Cottages, I will be one of the most negatively impacted residents by this. I am very concerned of possible impact on my health and hearing in the longer-term.

I am a major supporter for enhancing of public services. I am very much in favor of enhancing our bus service both for the good of users and environment. However, I feel strongly that there are alternative more appropriate locations for such a large construction compound which would still be easily accessible to workers but not in such close proximity to a large number of residents and on a small precious area of greenspace used by the entire community. I would therefore very strongly urge you to consider the quality of life, health, safety and well being of local residents, community users and children- our country's future before giving permission to locate the TR3 compound in this location.

Can you please acknowledge receipt of this objection.

Yours sincerely,

Catherine Gaffney

13/8/2023