

Chairperson
Ashleigh Residents' Association
C/O 27 Ashleigh Green
Castleknock
Dublin 15

Secretary
An Bord Pleanála
64 Marlboro St
Dublin 1

02/10/2023



DART+ WEST ORAL HEARING
SUBMISSION BY
ASHLEIGH RESIDENTS' ASSOCIATION

We object, on behalf of 65 residential dwellings, to particular works which are being proposed for Ashleigh Estate arising from the closure of OBG9 Old Navan Road Bridge, to facilitate the modification proposed in the form of a bridge lift of 290mm to allow sufficient verticular clearance under the bridge for the overhead lines required under the Dart+ West electrification scheme.

These works include:

1. A new opening of the rear walls in the estate's northern boundary to link with the old Navan Road.
2. The removal of the majority of the mature trees which abut the rear boundary wall to facilitate this opening.
3. The new road through the middle of the green and its use for vehicles, pedestrian, cyclists and construction traffic and equipment. These works to our boundary wall and green are stated to be temporary in nature but the duration of this "temporary" is unclear.

Before setting out our detailed objections to the proposed temporary works we want to highlight the following:

1. The absence of any communication whatsoever from Irish Rail to the residents of Ashleigh regarding what is proposed for our estate.

2. There was the lack of any detailed information other than a line on map as the nature of the works proposed and, so for example, there is a significant difference in levels in the old Navan Road and the ground level in Ashleigh of at least 2m. How is the change in level to be dealt with?
3. The lack of clarity around the duration of the works proposed the length of time they will be in place and the time scale for reinstatement.
4. We as residents, only became aware of the proposed works following informal circulation to local councillor/Ashleigh resident – Ted Leddy, of appendix A6.3 Construction Traffic Management Plan. It was not included in public consultation 1 or 2 carried out with Irish Rail.

Open Space

The nature of our open space will change dramatically. It is now a very attractive area of public open space surrounded by mature trees and overlooked by all the houses in Ashleigh Green. The open space is surrounded by attractive mature trees on three sides. Fingal county council recently planted trees on the green and provided two new benches for the enjoyment of the residents. The green is actually used for active and passive recreation. (See photo)



The proposed works to our green will fundamentally alter its character. It will drive a road through the heart of the green, isolate the benches and the trees (or lead to their destruction). The green will be unusable for a significant length of time. The nature and extent of which is unclear at this time. We fail to see how the construction of this road is compatible with the use of the green as an open space and its open space zoning in the Fingal County Development plan 2023/2029.

Trees

It will have huge implications for the tree screen which makes Ashleigh such an attractive Estate. All the trees on the northern boundary most likely will be felled to allow for the creation of a vehicular/pedestrian access. These mature trees which provide a perfect backdrop to the green and also make the green very safe

and secure. The trees will be replaced by similar trees, but these trees will not mature for at least another 10 to 15 years!

The Fingal Country Development plan 2023/2029 has specific policies in relation to the protection of trees and hedges.

9.6.9 Protection of Trees and Hedgerows sets out the Council's policy.

There is extensive evidence for the wide range of services and value of trees and hedgerows including establishing a sense of place and providing healthy environments. Trees also contribute to visual amenity in built-up areas and by adding significant visual interest in more rural areas. Hedgerows often mark historic field patterns and townland boundaries and significantly enhance the landscape character of rural areas. Trees and hedgerows also perform a vital role as wildlife habitats, biodiversity corridors and essential green elements in the County's Green Infrastructure network. They have a further crucial role in improving urban air quality and carbon sequestration (capturing and storing carbon), contributing to the mitigation of climate change.

Policy GINHP21 – Protection of Trees and Hedgerows Protect existing woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to landscape character and ensure that proper provision is made for their protection and management in line with the adopted Forest of Fingal-A Tree Strategy for Fingal.

This strategy document sets out the policy of the council in relation to the planting management and maintenance; The vision of the tree strategy is “to protect and enhance Fingal's trees to maximise both the benefits they offer and the character they bring to the county...” The proposal to remove the trees is in conflict with this strategy.

Safety and Security

Ashleigh Green will change from a green space to a through route for cars, bicycles, pedestrians and construction traffic. The safety and security enjoyed by residents and especially children using the green and the cul-de-sac will be hugely compromised by the vehicles using the road which will now cross our green and exit onto the cul-de-sac. Our ability to have passive surveillance over our green and road will be removed as will a huge increase in vehicular movements into and out of the estate. The noise and general disturbance associated with these movements will also result in significant disamenity to residents.

Given the alignment of the proposed road it is also to be anticipated that an informal desire line for pedestrians will end up taking the shortest route across the green further eroding its use for recreational purposes.

It should be noted that pedestrians and cyclists will also use this access, so the likely number of such users is likely to be significant.

Environmental Impact

We have examined the Environmental Assessment Report (EIAR) including those chapters related to population, human health, landscape and Amenity Biodiversity etc and nowhere has any weight been given to the impact of the proposed works on the residential amenities of Ashleigh. The effect on journey characteristics for cars, cyclists and pedestrians are examined, landscape impacts have been looked at but nowhere is there any analysis of the impacts on the residents of Ashleigh of this massive intrusion onto what is the only area of public open space in our estate.

This is not acceptable or reasonable and is a further reason why this proposal should be omitted from the Railway Order.

Conclusion

We want the Board in deciding on the Railway Order to omit the proposed traffic mitigation measure for Ashleigh (access road and removal of trees) from the Construction Traffic Management CTMP

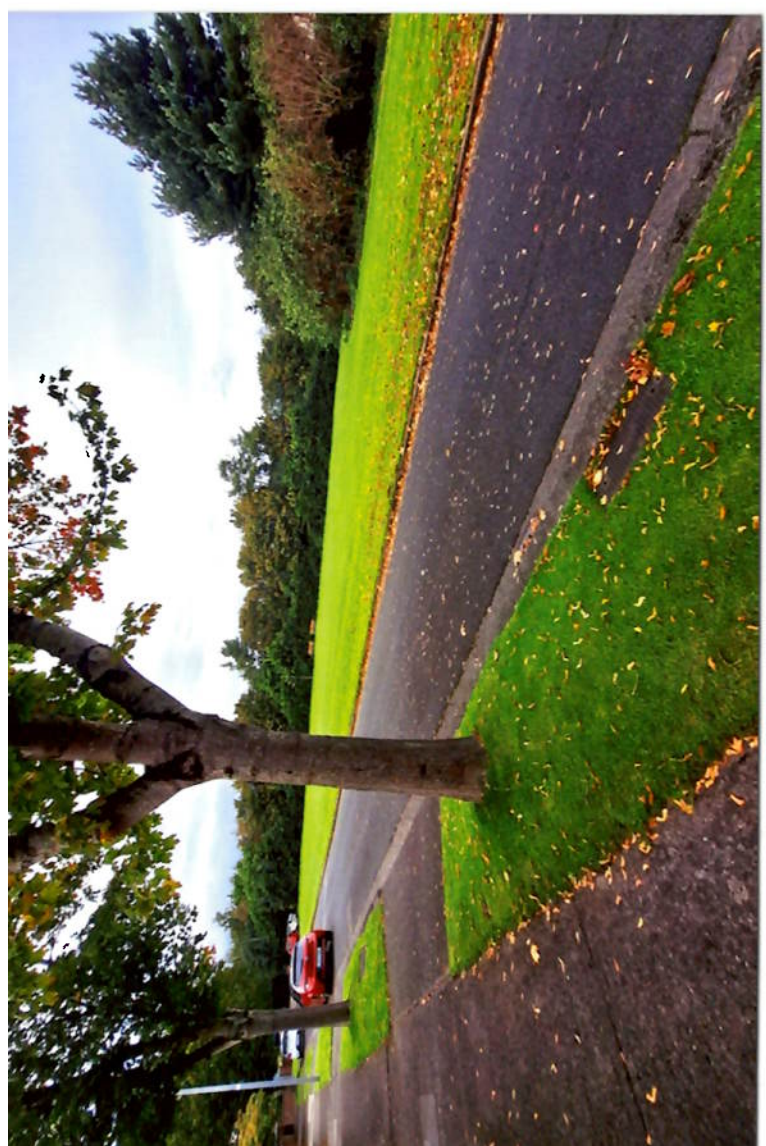
The Board cannot possibly make an informed decision on the acceptability or otherwise of the works on the basis of the information submitted with the Order.

Without prejudice to the above, we wish to reiterate that we, in principle, are totally opposed to the proposed road and access through our estate and the use of our green as a temporary road for vehicles from Castleknock Mews, for any construction vehicles and pedestrians and cyclists using the pedestrian bridge over the M50.

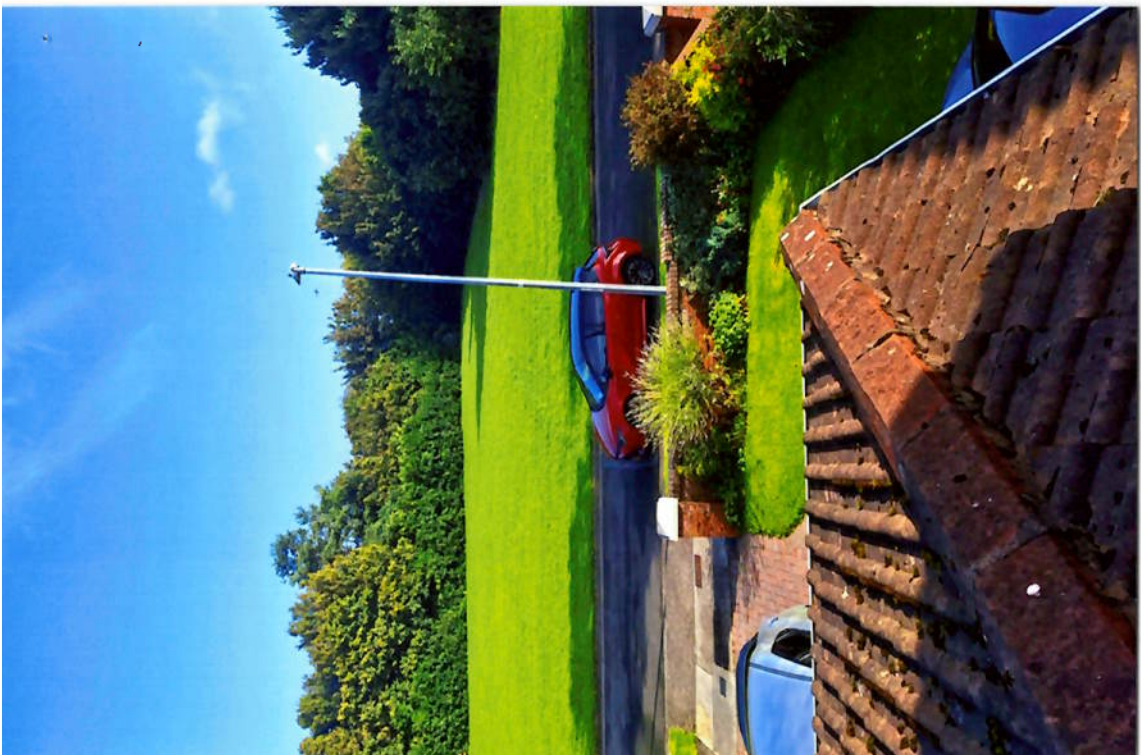
As the Oral Hearing is being held to hear responses to the submissions made as part of the consultation on the Draft Railway Order, we consider it reasonable that we be given an opportunity to respond to any comments Irish Rail may have on our submission.







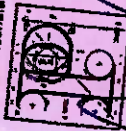




AN BORD PLEANÁLA
GENERAL RECEIPT
ADMHÁIL

No. IR 118353
Uimh. IR

An Bord Pleanála



RECEIVED FROM
FUARTHAS O

Chadleigh Res. Assoc.
2010/10/23

The sum of
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€ 50

In respect of:
ar:

Purchase of Statutory Documents
Doiciméid Ríochtúla a cheannach

(2) Documents in relation to:
Doiciméid a bhaineann le:

Appeal or other Statutory Fee
Achomharc nó ar Tháille Ríochtúla eile

Other - Please specify
Eile - Sonraigh le do thóil/ten bhur deoi

Signed
Sínithe

20.9.2

SEE NOTE ON BACK OF RECEIPT
LEIGH AN NÓTA AR CHUL

Date
Dáta

2/10/23.