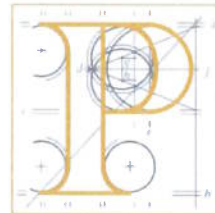


Our Case Number: ABP-321937-25

Planning Authority Reference Number: FW24A/0486E

Your Reference: SID-OBS-002807



An
Bord
Pleanála

Gleb Reys
Riverwood
Cherrywood Road
Dublin 18
D18 R2V5

Date: 23 April 2025

Re: Demolition of bungalow and construction of 2 two-storey dwellings with all associated works.
1 Deerpark Close, Castleknock, Dublin 15, D15 R3PC

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

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

If you have any queries in relation to the matter please do not hesitate to contact the undersigned officer of the Board at laps@pleanala.ie

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

Yours faithfully,

Aisling Reilly
Executive Officer
Direct Line: 01-8737131

JA02

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel (01) 858 8100
LoCall 1800 275 175
Fax (01) 872 2684
Website www.pleanala.ie
Email bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Gleb Reys

Riverwood
Cherrywood Road,
Dublin D18 R2V5

gleb@reys.net

+353 85 717 4770

11/04/2025

An Bord Pleanála

64 Marlborough Street
Dublin D01 V902

Title: FLOOD RELIEF SCHEME FOR THE CARRICKMINES AND SNANGANAGH RIVERS"

Subject: Observation on Proposed Works as part of Flood Relief System for the Carrickmines and Shanganagh Rivers (Cherrywood Road)

Dear Sir/Madam,

I am writing to register my concerns regarding the proposed flood risk measures under the Carrickmines Shanganagh River Flood Relief Scheme, specifically as they impact the Cherrywood Road area and my property located at Riverwood, Cherrywood Road, Dublin D18 R2V5.

Please review my concerns and observations and get in touch either by email or phone so we can discuss further.

- The proposed flood wall will effectively subdivide the property, making land on the opposite bank of the stream inaccessible or neglected.
- Visual amenity will be significantly reduced, as the wall will block views of the river and the mature, wildlife-rich woodland owned by the property owner on the opposite bank.
- The height of the proposed wall (potentially up to 1.8m or more) raises concerns over property value depreciation. Has the local authority provided any estimates of potential capital value loss?
- The height of up to 1.8m raises security concerns as well because it will make the other bank less visible. It's not a public land but strangers are known to walk into that area from the viaduct which doesn't have any fences on the slopes of that river bank. Such a high wall will restrict visibility of any such trespassers.
- In light of potential depreciation, has the local authority prepared a compensation fund for affected landowners?

- What assessment has been made of the hydraulic or environmental impact on the opposite bank, including risk of soil erosion, destabilization of mature trees, and property damage? Will the council compensate for any such future damage?
- What ecological assessments have been conducted regarding potential loss of wildlife habitats and vegetation on the unprotected riverbank?
- The 112 page report covered habitat and plants/shrubs/trees found in the area, however there seems to be no mention of the wildlife considerations?
- The 1-acre woodland part of our property (the hillside on the other bank of the river) is home to a variety of wildlife.
- It also appears that the existing bridge is vital for animals crossing the river – foxes cross multiple times per day and during season there are otters and deer (photo/video evidence available if you're interested).
- Any proposed works should ensure that these ecological values are preserved and that any adverse impacts are minimized.
- Has wall height been determined based on current riverbed depth? If so, could lowering or deepening the riverbed (via a one-time, ecologically-sensitive clearing) allow for reduced wall heights, thus preserving views and property value?
- I would like to see implications of reducing the proposed wall height to 1.0m max, with the timeline attached (some parts of report mention that FRS is about future proofing the flood protection).
- In other areas, culverts are being upgraded. While widening the culvert under the viaduct may not be feasible, has deepening it been explored? The viaduct structure appears robust enough to accommodate this.
- The proposed debris screen will be placed on private land with no public access. Why can't it be installed further downstream or between properties where access and visual impact might be better balanced?
- What is the structural support plan for the debris screen? Who will be responsible for ongoing maintenance, debris removal, and potential odour issues if blockages occur?
- Has the council considered the aesthetic impact of the wall and bridge/flyover? Will concrete walls be textured or clad in stone to match the existing viaduct and culvert? Otherwise, the wall risks appearing as an industrial structure that further reduces visual amenity and property value.
- Are detailed designs available for the proposed new bridge? This structure should be sensitively designed to avoid a utilitarian appearance.
- Are detailed designs available for the flood barrier system? Who is going to be responsible for putting the flood barrier up and on what conditions?
- It might not be necessary to have such a system if the bridge is built as a flyover – will mean the wall is permanently in place with constant flood protection and no risks of someone not putting the flood barrier up.
- No information has been provided about the location of the construction compound or which property entrances will be used during the works.
- If the site is selected for compound or access use, what compensation will be offered for disruption, potential delays, or reinstatement of damaged features?
- What is the process for determining compound placement and access routes? How much space will be required, and what protections are in place for residents' property rights?

In light of the observations and issues outlined above, I respectfully request guidance on further consultation around the FRS process and options available.

I appreciate the complexities involved in managing flood risks while ensuring community, environmental, and aesthetic interests are safeguarded. I trust that these concerns will be given careful consideration, and I look forward to your detailed response.

Yours faithfully,
Gleb Reys