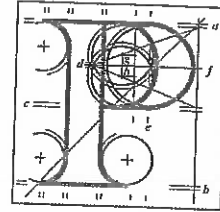


Our Case Number: ABP-313182-22



An  
Bord  
Pleanála

Gavin and Clara Guinane  
Winston Ville  
62 Malahide Road  
Dublin 3

Date: 30 May 2022

Re: BusConnects Clongriffin to City Centre Core Bus Corridor Scheme  
County Dublin

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.

As the Board has also received an application for confirmation of a compulsory purchase order which relates to this proposed road development the person conducting any oral hearing into objections to that compulsory purchase order shall be entitled to hear evidence in relation to the likely effects on the environment of the proposed road development. The Board shall also make a decision on both applications at the same time.

You will be notified of the arrangements for the opening of any such oral hearing.

If you have any queries in relation to this matter please contact the undersigned officer of the Board.

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

Yours faithfully,

Niamh Thornton  
Executive Officer  
Direct Line: 01-8737247

HA02A

Teil	Tel	(01) 858 8100
Glaio Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

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

**Niamh Thornton**

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**From:** SIDS  
**Sent:** Tuesday 24 May 2022 12:20  
**To:** Niamh Thornton  
**Subject:** FW: .Objection: Plot Reference Number: 1048(1).1d,1048(2).2d;Gavin & Clara Guinane, Winston Ville, 62 Malahide Road, Dublin 3 CPO Ref:- Busconnects "Clongriffin to City Centre Core Bus Corridor Scheme, Compulsory Purchase Order 2022", Malahide Road phase  
**Attachments:** Objections to Clongriffin to City Centre Core BCS CPO 2022.pdf

**From:** clara mason <[redacted]@gmail.com>  
**Sent:** Tuesday 24 May 2022 10:50  
**To:** SIDS <sids@pleanala.ie>  
**Cc:** Gavin <[redacted]>  
**Subject:** .Objection: Plot Reference Number: 1048(1).1d,1048(2).2d;Gavin & Clara Guinane, Winston Ville, 62 Malahide Road, Dublin 3 CPO Ref:- Busconnects "Clongriffin to City Centre Core Bus Corridor Scheme, Compulsory Purchase Order 2022", Malahide Road phase

Dear Sir/Madam,

We have been served with notice of the making of the above Compulsory Purchase order known as "Clongriffin to City Centre Core Bus Corridor Scheme, Compulsory Purchase Order 2022".

Having reviewed the drawings and documentation accompanying the notice, we object to the confirmation of the Compulsory Purchase Order(CPO) and the BusConnects plans on a number of grounds which are contained within the attached document.

Please respond by confirming receipt of this email.

Regards,  
Gavin & Clara Guinane.  
Winstonville House  
62 Malahide Road  
Clontarf  
D03VX50

An Bord Pleanála  
64, Marlborough Street  
Dublin 1.  
*Via Email: [sids@pleanala.ie](mailto:sids@pleanala.ie)*

24<sup>th</sup> of May, 2022

**Re: Gavin & Clara Guinane, Winston Ville, 62 Malahide Road, Dublin 3 CPO Ref:-  
Busconnects "Clongriffin to City Centre Core Bus Corridor Scheme,  
Compulsory Purchase Order 2022", Malahide Road phase**

Plot Reference Number: 1048(1).1d,1048(2).2d

Dear Sirs,

We have been served with notice of the making of the above Compulsory Purchase Order. Having reviewed the drawings and documentation accompanying same, we object to the confirmation of the Compulsory Purchase Order (CPO) and the Busconnects plans on the following grounds: -

**1. Permanent Land Acquisition**

We object to the permanent acquisition of land which appear to be surplus for the scheme requirements as set out in the plans label 1047(1).1d.

**2. Temporary Land Acquisition**

We object to the permanent acquisition of land which appear to be surplus for the scheme requirements as set out in the plans label 1047(2).2d.

**3. Noise.**

Inadequate information has been provided regarding the mitigation measures that are being proposed to control noise pollution, particularly bringing so much active traffic closer to our home as well as noise pollution created during proposed works.

**4. Traffic Calming Measures**

Inadequate details have been provided along the proposed new roadway such as speed bumps,

traffic lights or any traffic calming investments required. It is currently difficult to exit our property in a safe manner due to excessive speed from cars, taxis and cyclists breaking red lights.

#### **5. Road Closures**

We object to the closure of the local road and/or right of way. By way of example, the current road measures (including closures) relating to the new Griffith Wood complex have been exceptionally disruptive and assurances must be given that BusConnects will minimise disruptions.

#### **6. Access – General**

We object to the lack of detail on access to our property via our electric driveway and pedestrian gates during and after such proposed works.

#### **7. Access Road Details**

The design of the proposal is as such that our driveway will require the provision of a new gated access into the property. No provision has been made in the road design to deal with this or the safe turning circle required for our cars within our driveway and away from the main road.

#### **8. Proximity to House**

The proposed new road runs very close to the dwelling house to such an extent that it will be very difficult to reside in it as intended when originally purchased.

#### **9. Drainage**

Inadequate drainage details have been provided along the proposed new roadway such as the realignment of existing drains that may be severed by the proposed new road and the concern about adverse drainage problems to the retained lands during and after the construction of the new road.

#### **10. Health and Safety**

Insufficient detail has been provided to assess the impact on the health and safety of my family and other access hazards as it affects our property.

**11. Screening and Planting**

We object to the inadequate screening and planting being proposed.

**12. Boundary Treatment**

Inadequate detail has been provided regarding the type of boundary to be provided along the new CPO line.

**13. Road Levels**

We object to the fact that the Contractor will be allowed to vary the level of the new road and that there is no control on the amount of this variation.

**14. Lighting**

Insufficient detail has been provided in the plans regarding the artificial lighting proposals along the new road.

**15. Road Alignment**

The realignment of the road in front of our property causes severe disruption and unnecessary hardship and could be avoided or minimised with better design and planning. We object to the current proposals to deal with this matter.

**16. Setback Distances**

The setback distance for buildings from the roadway has not been determined or clarified. This needs to be agreed as part of the design requirements and/or potential long-term damage this might cause to the building.

**17. Services**

We have not been provided with adequate information to deal with the impact on services.

**18. Environmental Impacts**

The proposed road development will have significant adverse effects on the environment and the impact will be such on human beings, fauna and flora, soil, water, air, climate, the landscape, as to cause irreparable damage to the local environment.

**19. Temporary Accommodation**

No attempt has been made to assist Us with the relocation to an alternative site or dwelling or to accommodate our Family within the design of the proposed scheme.

**20. Impact to Work**

We work remotely from our home and require access to our services such as Wi-Fi, adequate peace & quiet and lack of disturbances to allow focus on our jobs. This scheme will cause severe negative impact on our ability to remain fully focused during the proposed works.

**21. Viability and Value**

The design of the road is such as to cause a severe negative impact on the viability and/or value and character of the building. Our home is listed under folio number DN237239F to such an extent that no amount of money will adequately compensate us for the losses and damage to the operations and enjoyment of this property arising from this proposed new road scheme.

**22. Route Selection**

The proposed road could be more suitably located elsewhere in such a manner as to more adequately provide the service required to protect our health and safety and to protect the environment. Other alternative routes have not been adequately explored. The scheme lacks imagination in using more virtual bus lanes and priority traffic lights for buses over cars to avoid the need to widen the road. Such further and other grounds of objection as shall become apparent from the evidence to be tendered at the Oral Hearing when held.

**23. Legal, Design and Planning Matters**

Such other legal, design and planning matters as may arise when more detailed design drawings are made available.

**24. Other Matters**

Such other relevant matters that may arise when more detailed design information is made available.

The information supplied by the Acquiring Authority is incomplete and may change. We reserve the right to include other grounds of objection and to elaborate on the above listed grounds of objection when further information is made available to us by the Acquiring Authority and to tender these at the An Bord Pleanála Hearing. We request that an Oral Hearing be held in relation to the scheme.

Yours faithfully,

Gavin & Clara Guinane  
Winston Ville  
62 Malahide Road  
Clontarf  
D03 VX50