

David Brophy
12 Nutley Lane
Dublin 4

Date: 14 July 2022

Re: BusConnects Belfield/Blackrock to City Centre Core Bus Corridor Scheme
Co. Dublin

Dear Sir,

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. A receipt for the fee lodged is enclosed.

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

The Board has also received an application for confirmation of a compulsory purchase order which relates to this proposed road development. The Board has absolute discretion to hold an oral hearing in respect of any application before it, in accordance with section 218 of the Planning and Development Act 2000, as amended. Accordingly, the Board will inform you in due course on this matter. The Board shall also make a decision on both applications at the same time.

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.

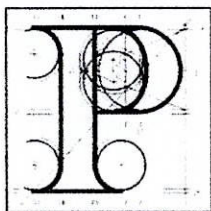
Yours faithfully,


Sarah Caulfield
Executive Officer
Direct Line: 01-8737287

HA02A

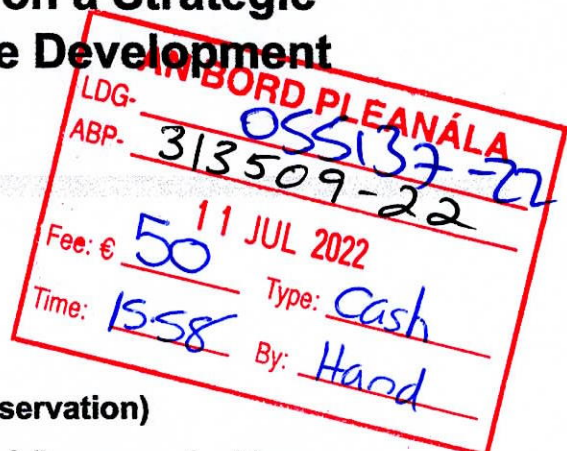
Teil	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

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



An
Bord
Pleanála

Observation on a Strategic Infrastructure Development Application



Observer's details

1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

(a) Observer's
name

David Brophy

(b) Observer's
postal address

12 Nutley Lane, Dublin 4

Agent's details

2. Agent's details (if applicable)

If you are an agent and are acting for someone else on this observation, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

(b) Agent's postal
address

postal address for letters

During the process to decide the application, we will post information and items to you or to your agent. For this **current application**, who should we write to? (Please tick ✓ one box only)

You (the observer) at the postal address in Part 1 ☒

The agent at the postal address in Part 2 ☐

details about the proposed development

Please provide details about the **current application** you wish to make an observation.

a) **An Bord Pleanála case number for the current application (if available)**
(for example: 300000)

313509

b) **Name or description of proposed development**

Belfield/Blackrock to City Centre Core Bus Corridor Scheme

c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Nutley Lane as well as other roads between Belfield, Blackrock and City Centre

Observation details

5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word limit** as the box expands to fit what you write.

You can also insert photographs or images in this box. (See part 6 – Supporting materials for more information).

I am a home owner and resident at 12 Nutley Lane located between the Elm Park Golf Club (Elm Park) entrance and the Stillorgan Road junction. 3 of my neighbours at Nos 16, 18 and 20 Nutley Lane are supporting me on this observation.

We have viewed the National Transport Authority's (NTA) BusConnects project with dismay since its inception. The BusConnects proposal as it relates to Nutley Lane has now been submitted to An Bord Pleanála substantially in its original form, save for one material change relating to cycle lanes which had not been previously notified to the public (see final bullet point below).

Our objections to the NTA's BusConnects proposals as it relates to Nutley Lane are:

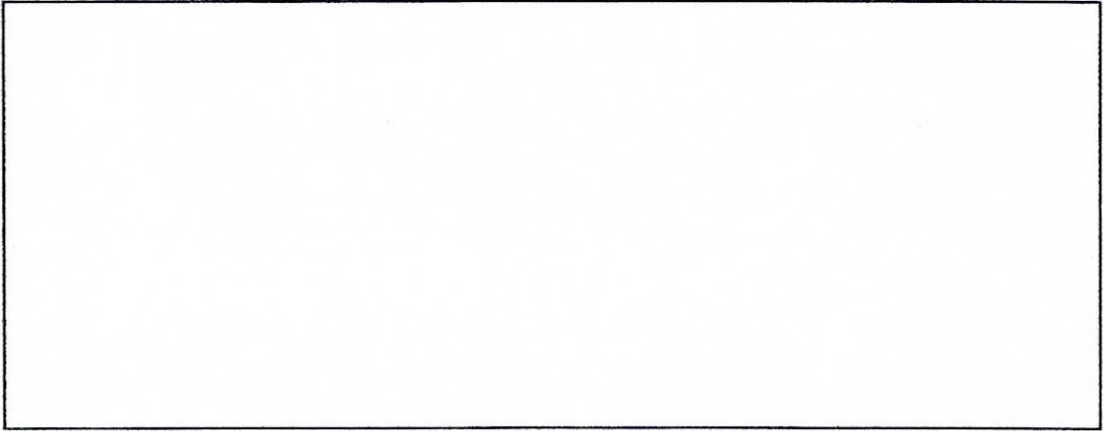
- Nowhere has a proper and cogent case been made for the conversion of a residential estate link road to a 4-lane highway plus 2 cycle lanes. We believe that the scale of the development in this residential area is unnecessary and that the addition of bus filter lanes at the top and bottom of Nutley Lane would substantially achieve the objective of speeding bus traffic. It seems to us that the NTA is trying to have a symmetry of 2 bus lanes, 2 car lanes and 2 cycle lanes wherever BusConnects is being introduced and we believe it is not necessary on Nutley Lane.
- The re-development of Nutley Lane as proposed will significantly degrade the local environment:
 - The "green" aspect of Nutley Lane will be seriously affected by the removal of very many mature trees. The mature hedging that separates Elm Park from Nutley Lane will also be removed and replaced with a stone wall. Visually, the Nutley area will be severely degraded by this loss of greenery.
 - The quality of the environment will also be diminished by the projected increase in traffic which will create a poorer quality of air and an increased level of noise.
- The removal of the footpath on the Elm Park side of the road will put too much pressure on the path on the opposite side of the road where it is currently difficult for 2 people to pass each other.
- The removal of many car parking spaces on Nutley Lane is likely to result in hospital visitors parking in side streets off Nutley Lane (Nutley Park, Nutley Ave, Nutley Road and Elm Park) as well as further afield on the opposite side of the Merrion Road around Sydney Parade. The additional parking planned for St Vincent's Hospital is unlikely to compensate for the

5. Grounds

loss of these spaces and the over-flow parking will be a nuisance for residents of the areas affected.

- The development of the 4-lane highway is likely to coincide with the construction of the new National Maternity Hospital and is likely to cause unbelievable local congestion. Allied to this are proposals to increase DART traffic on the nearby railway line which will result in more regular closure of the Merrion gates resulting in increased local congestion. Also, current proposals to amend the traffic flows on the Strand Road Sandymount will push more traffic onto the Merrion Road adding to the traffic chaos. It is obvious that a traffic management report is missing from the NTA's proposals. Its BusConnects proposal for Nutley Lane is certain to exacerbate a situation that is already expected to be difficult.
- The original BusConnects proposal that was presented to the public and on which opinions/submissions were sought envisaged the dual cycle path on Nutley Lane coming up on the Elm Park side of the road before crossing over to the opposite side after it passed the gates of Elm Park. On 12th May we were informed that an application was being made to An Bord Pleanála in relation to the Belfield/Blackrock to City Centre Core Bus Corridor Scheme and the letter outlined a number of amendments to the original proposal but without mentioning that the route of the cycle path had been changed. It is now not to cross the road but to continue straight up the Elm Park side of the road until it meets the Stillorgan Road. We consider this a very material and regressive change and cannot understand why it wasn't notified before the planning application had been made. Quite simply, the dual cycle paths now pass the front gates of 8 residential houses whereas previously, they passed the gates of only one premises on the other side (RTE's gates are now inactive). While it will make access and egress from these 8 houses more difficult (and there are constant vehicle comings and goings from these houses due to school, work, shopping trips, etc and one of the premises houses a handicapped child where it is necessary for a care vehicle to pull up outside) we consider that from a cyclist's point of view the change can only be viewed as rendering the cycle paths much more hazardous. We believe that there inevitably will be accidents with vehicles coming in and going out of these 8 houses and having to cross the cycle paths. We believe that the original proposal to have the cycle path cross to the other side of the road is the only sane one.

5. Grounds



Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

You can insert photographs and similar items in your observation details: grounds (part 5 of this form).

If your supporting materials are physical objects, you must send them together with your observation by post or deliver it in person to our office.

You cannot use the online uploader facility.

Fee

7. You **must** make sure that the correct fee is included with your observation.

Observers (except prescribed bodies)

- strategic infrastructure observation is €50.
- there is no fee for an oral hearing request

Oral hearing request

8. If you wish to _____, please tick the "Yes, I wish to request an oral hearing" box below.

You can find information on how to make this request on _____ or by contacting us.

If you do not wish to request an oral hearing, please tick the "No, I do not wish to request an oral hearing" box.

Yes, I wish to request an oral hearing

☐

No, I do not wish to request an oral hearing

☐

Final steps before you send us your observations

9. If you are sending us your observation using **the online uploader facility**, remember to save this document as a Microsoft word or PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

This also applies to prescribed bodies sending an observation by email.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.

For Office Use Only

FEM – Received		SIDS – Processed	
Initials		Initials	
Date		Date	

Notes