



Marion Dee  
Thomond  
59 Nutley Lane  
Donnybrook  
Dublin 4  
D04 E0A4

**Date:** 18 July 2022

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

Dear Madam,

An Bord Pleanála has received your submission in relation to the case mentioned above 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 be advised that copies of all submissions / observations received in relation to the application will be made available for public inspection at the offices of An Bord Pleanála when they have been processed by the Board.

For further information on this case please access our website at [www.pleanala.ie](http://www.pleanala.ie) and input the 6-digit case number into the search box. This number is shown on the top of this letter (for example: 303000).

Yours faithfully,

  
Sarah Caulfield  
Executive Officer  
Direct Line: 01-8737287

BL50A

Marion Dee  
Thomond  
59 Nutley Lane  
Donnybrook  
Dublin 4  
D04 E0A4  
12<sup>th</sup> July 2022

An Bord Pleanála  
64 Marlborough St  
Rotunda  
Dublin 1  
D01 V902

Case Number: 313509

To whom it concerns,

I live at 59 Nutley Lane and wish to object to the following road changes for Nutley Lane.

I have lived here for 35 years, since May 1987, and when we (my late husband and I) first moved into the house parking was permitted on both sides of the road. Then it was decided to place yellow lines outside the house to allow easier access to the road for residents who were exiting their homes but unfortunately this, in turn, in the following years led to more traffic using the road. What is now proposed for the road is going to create a highway outside my front gate. I object to this for the following reasons:

1. As part of the design of my house I have a sunken front garden and a raised driveway, which is about half a metre higher than my garden, I do not have the facility to be able to turn around in my driveway and if there are 4 lanes of traffic (as is proposed) on Nutley Lane it will be impossible for me to back into my driveway. If I drive forwards into my drive, I am unable to exit unless I back out of my drive, and this will be impossible with 4 lanes of traffic on Nutley Lane. Please note this is called Nutley Lane as this is what it was when my home was built in 1952, a leafy suburb where the trees met when they grew across the road.
2. In this age of climate change instead of adding to the environment the proposed changes will mean all the maturing trees across the lane will now be removed. It is not only a shame, it is a massacre of the trees on the Lane.
3. The value of our home will be dramatically decreased, as families will not wish to live on such a busy thoroughfare. Already, I believe there are three houses for sale on the lane, but they have been unable to sell for the market value in the past number of months. Subsequently they have removed the "FOR SALE" signs but are still with the estate agents.
4. If 4 lanes of traffic, plus 2 cycle lanes are imposed on the residents then the parking for visitors to our road will be eliminated and as I live on my own and do not have any children I need my friends now to be able to come and visit me and because of the configuration of my



drive they usually park on the road and since the proposed changes to the lane involve the removal of the parking spaces I therefore will become isolated. If I was to create a parking area in front of my home then that would mean I would have to remove the beautiful garden in the front, which my late husband Liam and I had designed and spent several thousand euro in its construction 20 years ago and now since its maturity several people stop every day to admire it. If I had to fill in the garden (as some suggest I should) this would cost several thousand euro and subtract from the beauty of my home. The only other alternative I have is to insert a turntable in my drive which would again involve widening the drive and needless to mention a costly expense. Since I am now on a pension this is not something I can afford.

5. I am also concerned about the disruption the traffic will cause if this proposal goes ahead. As I have a foot problem it is a great cause of concern to me, the extra walking that will be necessary if we must park away from the house especially with shopping.
6. It is not fair that Nutley Lane should be subjected to taking all this extra traffic. There are other roads that join the Stillorgan road to the Merrion road and it would be only fair and just that other roads would take some of the extra traffic. It was proposed that the Eastern bypass be re-examined as an alternative, but this was dismissed without any discussion.

As the new Maternity hospital is being built on the grounds of St Vincent's even more traffic will be driving into the area. As it is Nutley Lane has become a rat run with traffic to St Vincent's, St Michael's school and RTE plus Elm Park Golf Club without more traffic to enter the road. I am very concerned and worried about this. Also, I am an asthmatic and love working in my garden and I am very concerned that there will be more air pollution thus adding to my lung problems as I have been hospitalised several times in the past 4 years.

There are already huge numbers of buses servicing this area, travelling on both the Stillorgan Road and Merrion Road. I travel all the time on buses or the Dart and have NEVER had a problem travelling from here on public transport therefore I do not see the necessity for Nutley Lane to be solely singularised out to take more traffic.

I also believe there is a proposal to build a wall opposite my home which may disrupt the view I have of the golf course which would be a selling point for my home in the future.

I hope you will review these proposed changes and take into consideration the disruption it will cause on our lovely lane.

I have also included the meeting points from the Nutley Resident's Association on the following page and I endorse all the points they have stated.

Sincerely,  
Marion Dee

## Nutley Residents' Association Meeting Points:

1. Loss of parking on Nutley Lane forcing car parking on to Nutley Avenue, Elm Park, Nutley Road and Nutley Park, which causes considerable difficulty especially on Nutley Road which already suffers from "match day" parking on a regular basis. These roads are all relatively narrow and not designed for the additional traffic/parking volumes.
2. Failure for any overall traffic management plan for Nutley area, [not to be confused with a so-called "Construction Traffic Management Plan"] given huge volumes of traffic which already access St Vincent's Hospital and St Michaels College, even before the maternity hospital is built (Holles Street has 100,000 outpatient's visits pa).
3. No joined up thinking of effects on traffic having regard also to intended development of the Cairn site.
4. Anticipated difficulty/ dangers for cars coming out of houses on Nutley Lane potentially having to cross a selection of bus lanes /cycle tracks.
5. Loss of mature tress- damage to the environment-loss of biodiversity (up to c. 80 tress to be removed and hundreds of metres of mature hedging)
6. Negative effect of house values on Nutley Lane and adjacent roads.
7. Will pregnant women attending the maternity hospital really be using public transport?
8. Any new road surface should have a "quiet street" treatment
9. Working from Home now becoming a norm so is there still a need for this project (at least as regards the Nutley Lane proposal) compared to the perceived need pre-pandemic?
10. Why the need to connect Merrion Rd and Stillorgan Rd when both are so well currently served by bus lanes - it's up to the applicant to prove the need- have they done so based on current demands?
11. Alternative routes?
12. If traffic lights are installed at all junctions (i.e., Nut Park, Nut Road, Elm Park, Nut Ave) and pedestrian crossing are installed (where none exist today), all traffic will have to stop / start the whole journey along Nutley Lane-defeats the purposes of a bus lane for express bus routes.