Our Case Number: ABP-316828-23

An Bord Pleanála

Kylie Burke
3 Bancroft Avenue
Tallaght
Dublin 24

Date: 25 July 2023

Re: Tallaght/Clondalkin to City Centre BusConnect Core Bus Corridor Scheme.
Tallaght/Clondalkin to Dublin City.

Dear Sir / Madam,

An Bord Pleanála has received your recent submission (including your fee of €50) 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.

If you have any queries in the mean time, please 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,

Niamh Thornton
Executive Officer
Direct Line: 01-8737247

HA02

An Bord Pleanála

Large-scale Residential Development Appeal Observation

Online Reference
LRD-OBS-006124

Online Observation Details

Contact Name
Kylie Burke

Lodgement Date
03/07/2023 16:01:01

Case Number / Description
Compulsory purchase for green space in Bancroft Park for the purpose of construction of the Tallaght/ Clondalkin to City Centre Bus Corridor Scheme

Payment Details

Payment Method
Online Payment

Cardholder Name
Kylie Burke

Payment Amount
€50.00

Fee Refund Requisition

Please Arrange a Refund of Fee of
€

Lodgement No
LDG—

Reason for Refund

Documents Returned to Observer
☐ Yes ☐ No

Request Emailed to Senior Executive Officer for Approval
☐ Yes ☐ No

Signed
EO

Date

Finance Section

Payment Reference
ch_3NPoFNB1CW0EN5FC1Q917my3

Checked Against Fee Income Online
EO/AA (Accounts Section)

Amount
€

Refund Date

Authorised By (1)
SEO (Finance)

Authorised By (2)
Chief Officer/Director of Corporate Affairs/SAO/Board Member

Date

Date

OBSERVATION TO NATIONAL TRANSPORT AUTHORITY APPLICATION FOR TALLAGHT/CLONDALKIN TO CITY CENTRE CORE BUS CORRIDOR COMPULSORY PURCHASE ORDER

IN RESPECT OF RECREATIONAL GREEN AREA AT BANCROFT PARK TALLAGHT DUBLIN 24

Date:3rd July 2023

To whom it may concern,

I, Kylie Burke of 3 Bancroft Avenue, Tallaght, Dublin 24, strongly object to the acquisition of the green area, currently zoned recreational amenity space, on Bancroft Park by the National Transport Association for the facilitation and creation of a construction compound to enable works associated with the Bus Connects corridor on several grounds.

I am writing to express my deep concern and objection to the proposed developments to our community green space. As an active member of this community and a strong advocate for preserving the well-being of our residents, I believe it is crucial to voice our opposition to any plans that could compromise the invaluable benefits our green space provides.

For wider context to this objection, the population of Bancroft Estate and Main Road Tallaght is a mix of both proud longstanding elderly residents and young families seeking to establish roots and build on the strong community already in existence in our area.

Bancroft residents have for more than 30 years tended to, and maintained this greenspace, which takes pride of place near the west entrance to the estate. Our community green space serves as an essential recreational area for children playing, dog walking, and fostering a sense of community. It offers a safe and natural environment for children to engage in physical activities, encouraging their healthy growth and development. Additionally, it provides a designated space for dog owners to walk and exercise their pets, which is vital for both their well-being and responsible pet ownership. At our own time and expense, residents have kept this community facility aesthetically pleasing for all who utilise it. Just this year a celebration of our community and those who have dedicated their lives to its improvement takes place on the green space on June 25th. Conversion of the space for an industrial use would have an untold detrimental social impact especially on those for whom, use and maintenance of the space is an incredibly valuable social outlet. Such industrial use and development of this mature area of green, recreational space would not be in keeping with the character of the area.

Our access to lifeline local amenities such as shops and banks in Tallaght Village would be severely curtailed with the location of such a proposed site on Bancroft Park. In addition to the detrimental social impact that the loss of this space would pose to our community, I believe that use of this site for a construction compound, to house machinery, would pose safety implications for the following groups of vulnerable pedestrian traffic passing such a proposed site via the R819 Greenhills Road and Bancroft Park.

- Parents and children going to and coming from St Mary's Primary School
- Parents and infants going to and coming from the Startbright Greenhills Creche at St Mary's Primary School
- Parents and infants going to and coming from the creche facility at TUD just off Greenhills Road
- Parents and infants going to and coming from the Little Ladybird Creche, Main Road, Tallaght Village
- Parents and infants going to and coming from Aisling Childcare facilities on Main Road Tallaght Village
- Vulnerable adults attending the Cheeverstown facility on Airton Road.
- Elderly and vulnerable residents of Bancroft Estate attending mass in the Priory.
- Residents of Bancroft Estate and Tallaght Village going to and from WestPark Fitness Centre Greenhills Road
- Residents of Bancroft Estate and Tallaght Village going to and from Athletics Club Greenhills Road
- Residents of Bancroft Estate and Tallaght Village going to and from Astro Park, Greenhills Road
- Residents of Bancroft Estate using shops eateries and bus services in Tallaght Village
- Persons using the current bus stops for 27 / 54a / 65 bus routes

- Vulnerable residents of Bancroft who use mobility aids and have sensory deprivations, of whom there are a number living in the area and require using this route to access shops and banks in Tallaght Village.
- Our residents and neighbours in the many apartments in Tallaght Village who wish to utilise this space to play with their children, as well as walk their dogs, often use both the pathway on the Greenhills Road and the green space with their dogs.

It is also of major concern to me and a clear objective engineering problem, to locate the access and egress of a major construction machinery compound on one of the narrowest sections of the Greenhills Road. This would no doubt have a serious impact upon requirements for traffic management of vehicular traffic on the Greenhills Road.

It currently takes over two minutes for the traffic lights, very close to the proposed compound, in Tallaght Village to work through the sequence. There are numerous daily traffic delays at this junction with a severe consequence being air quality to residents of Bancroft Park and the Greenhills Court apartments and the local schools and creches Adding to the density of traffic, with construction machinery works and egress, requiring both left and right hand turns into traffic, close to a major traffic lighted crossroads in one direction and to a pedestrian crossing in the other direction, will be problematic and unsafe for all road users. The narrowness of the road mentioned above, will exacerbate the issue and risk major road traffic accidents resulting from a collision between construction traffic and public traffic, pedestrians, and cyclists. In addition, a serious concern here also is the risk of disruption to emergency response vehicles (fire, ambulance, and Garda) to our community.

A Works Compound so close to such a major intersection is unsuitable and will add to the existing traffic flow difficulties which already causes backup queuing on the N81 in both directions and queuing from Main Road further down than Lidl supermarket and down past St Mary's Primary School and on vehicular traffic in Tallaght village, associated access roads and the consequent impact on bus services.

The proposed compound location for works vehicles and workers to the proposed compound will pose a significant danger for all the above and will cause anxiety over safety issues for all. It is quite simply totally unsuitable.

I have a serious concern also over the noise, dust, dirt, and vibration that locating a machinery compound on this site would have to the houses in Bancroft Park but also those on Main Road, Tallaght which back on to the site as well and the neighbouring apartments at Greenhills Court. The proposed construction compound will no doubt create loud noises and bright lights etc. potentially disrupting sleep patterns of residents. Noisy generators running on winter nights, large construction vehicles kicking up dust and noisily beeping. Bright lights from the compound, all combining to create the environment that is not conducive with a healthy environment for individuals.

One household, Cheeverstown Community House, is located on Bancroft Park *(See image 3*). The residents here currently live in a quiet and peaceful location by design. Disruption to routines and loud noises can cause residents much distress. Another is Suzanne House on Main Road, Tallaght a facility which backs on to the green recreational space. This is a St John of Gods community services house and provides live in respite for children with multiple disabilities. A further location, which would suffer detrimental impact is at 69/71 Bancroft Park which regularly run yoga classes, meditation classes and host monthly retreats - all of which require silence and quiet space. This property, owned by the Dominican Sisters, is known as a haven of peace for those who attend their events. Disruption in terms of noise pollution here is entirely unacceptable and may damage residents' livelihoods and effect the mental wellbeing of its patrons.

The visual impacts this location would suffer by converting green community space, on which many local children play regularly and residents directly overlooking the green space enjoy, to an industrial compound is obvious. Concern must also be raised in this regard to the potential impact on the value of our houses immediately facing this proposed compound and the surrounding area.

Furthermore, it is crucial to consider the impact of proposed developments on air quality. Green spaces act as natural air filters, absorbing pollutants and emitting clean, oxygen-rich air. They play a crucial role in mitigating air pollution and improving the overall air quality of our neighbourhood. By preserving our community green

space, we contribute to the collective health of our residents, especially those who may be more vulnerable, such as children and the elderly.

No reassurance has been offered to date, in relation to the measures that any such site might have in protection human health from both a mental and physical health perspective. The biodiversity offered from the green space on Bancroft Park has numerous positive impacts upon the health of Bancroft and neighbouring residents. The trees and woodland ecosystems are incredibly valuable to the quality of life for residents of our area and provide **clean air, offer protection and storage of carbon from the neighbouring Greenhills Road.**

Bancroft's Green space is a natural greenway for fauna (see image 1) and forms part of such a corridor to Tymon Park and beyond. Foxes, Rabbits, Hedgehogs and Squirrels have used this route to gain access to both Priory Grounds and the green area. Residents frequently see Foxes on The Green *(see image 2).* **Any site which impacted upon these is unthinkable. There are** over 35 trees such as Ash, White Ash, Common Lime, Sour Cherry, Common Horse Chestnut, Red Horse Chestnut, African Cedar, Scots Pine, Honeydew Oak, and Beech.

Ash is connected to multiple species of animal. Its seeds provide food for small animals such as Squirrels and Bullfinches. The Green also is home to a variety of Butterflies such as Peacock, Small Tortoise Shell, Painted Lady, Red Admiral, Common Blue and Speckled Wood. The green is also a habitat for birds such as Goldfinches, Bullfinches, Swallows, Wood Pigeons, Blackbirds, Starlings, Hooded Crows, Jackdaws, Bluetits, Blackcaps, Pied Wagtails, Greattits, Sparrowhawk and Marsh Thrush. Article 12 reporting under the EU Birds Directive notes species of wild bird that occur naturally in Ireland are fully always protected by the Wildlife Act and relevant amending legislation.

Desktop reviews of this site's suitability were undertaken as opposed to any specific and/or significant consultation with residents. This is not acceptable. **I have no doubt that the changing of this recreation space, even temporarily, to an industrial site would cause untold damage to the current complement and diversity of wildlife and trees.**

The associated Bus Connects Corridor is intended to pass through a zone of archaeological potential associated with the historic village of Tallaght. Tallaght was a significant ecclesiastical settlement founded in the early medieval period and such heritage should be protected. To think that any local authorities and the NTA could see it fit to interfere with these is negligent when alternative routes such as the already constructed roads through TUD were proposed.

I understand that the proposed scheme aims to provide enhanced walking, cycling and bus infrastructure on this key access corridor for sustainable transport movement to Dublin City. However, the destruction of a recreational space with biodiversity impacts makes little sense when other potential locations for this compound site, to assist in the delivery of the bus corridor, are possible and more importantly, are not located in valuable amenity space. Sites such as the "Esso site" in Tallaght Village (see Image 4A) appear to be obvious alternatives and scrutiny should be applied to their current exclusion as possible locations for this proposed compound. The site is located on the actual Old Greenhills Road where the works will take place. A second alternative is perhaps the derelict site currently surrounded by hoarding advertising Elephant Storage, Greenhills Road *(See Image 4B*).

These alternatives are far more sensible from a logistical perspective, they would have safer access and egress. They won't break soil on green space. They will use land that has been derelict for many years. Both offer more room and access for construction crews.

I find it unconscionable that An Bord Pleanála could support such a proposal, which is in direct contravention of Tallaght's LAP (local area plan). Specifically objective OS which is to preserve and provide open space and recreational areas *(See Image 5).*

An Bord Pleanála should reject the current application and ensure that our residents can have confidence is in them taking the sensible decision to use current local derelict sites as alternatives, instead of destroying current recreational space.

In light of these concerns, I kindly request that alternative sites be explored for the proposed developments. I believe it is possible to find suitable locations that meet the requirements of the development plans without encroaching on our precious green space. By doing so, we can strike a balance between community growth and the preservation of our invaluable recreational and environmental resources.

I urge you to take these objections and alternatives into serious consideration. I also encourage you to consult with community members, environmental experts, and urban planners to find a solution that aligns with our shared vision for a sustainable and vibrant neighbourhood.

Thank you for your attention to this matter. I trust that you will consider our objections and alternative proposals with the utmost care and make decisions that prioritize the long-term well-being and quality of life of our community.

Yours faithfully,

Kylie Burke

IMAGE 1

IMAGE 2

IMAGE 3

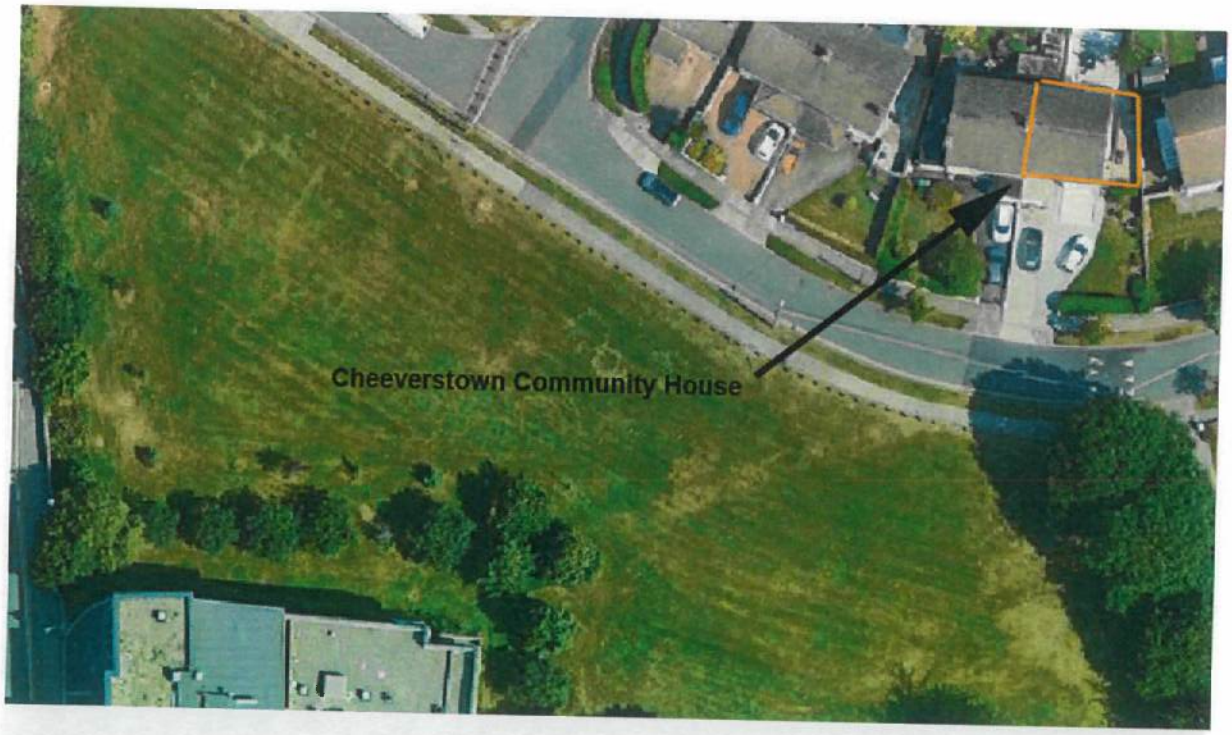
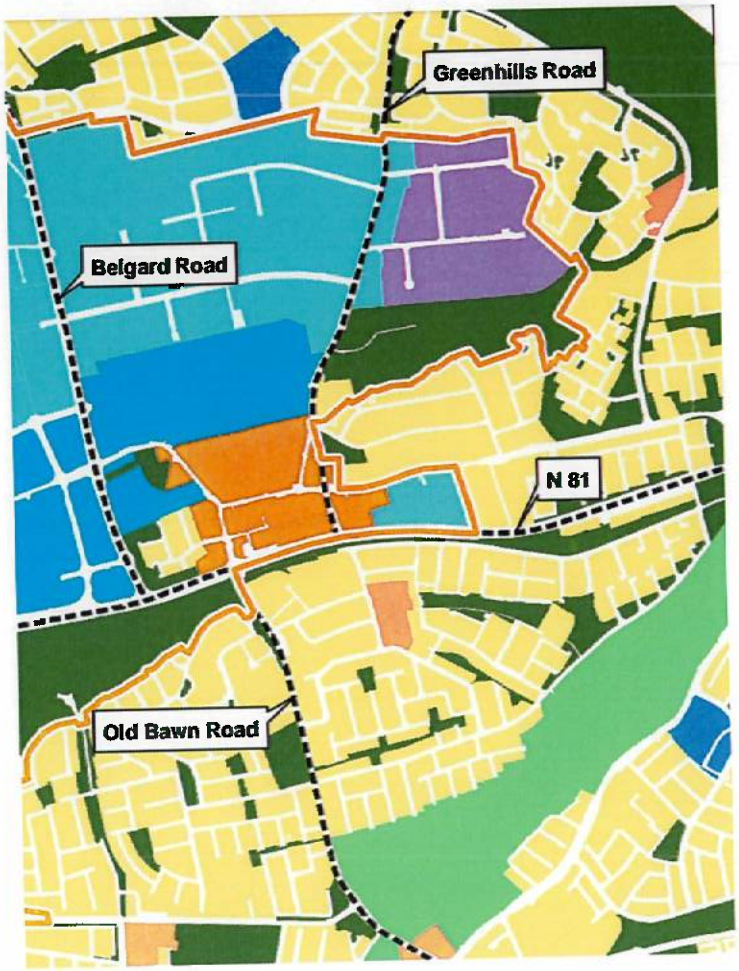


IMAGE 4 A – The "Esso" site

IMAGE 4 B - Elephant Storage (Greenhills Road)

IMAGE 5



Objective VC	*To protect, improve and provide for the future development of Village Centres*
Objective LC	*To protect, improve and provide for the future development of Local Centres*
Objective RW	*To provide for and consolidate retail warehousing*
Objective EE	*To provide for enterprise and employment related uses*
Objective OS	*To preserve and provide for open space and recreational amenities*
Objective HA (LV, DV, DM)	*To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas*
Objective RU	*To protect and improve rural amenity and to provide for the development of agriculture*