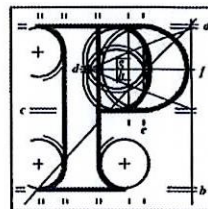


**Our Case Number:** ABP-316828-23



**An  
Bord  
Pleanála**

Lynn Broderick  
7 Bancroft Close  
Tallaght  
Dublin 24

**Date:** 04 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 in relation to the above-mentioned proposed road 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 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,

Niamh Thornton  
Executive Officer  
Direct Line: 01-8737247

HA02A

<b>Tel</b>	<b>Tel</b>	(01) 858 8100
<b>Glaao Áitiúil</b>	<b>LoCall</b>	1800 275 175
<b>Facs</b>	<b>Fax</b>	(01) 872 2684
<b>Láithreán Gréasáin</b>	<b>Website</b>	www.pleanala.ie
<b>Ríomhphost</b>	<b>Email</b>	bord@pleanala.ie

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



An  
Bord  
Pleanála

## SID Online Observation

Online Reference  
SID-OBS-000922

### Online Observation Details

Contact Name  
Lynn Broderick

Lodgement Date  
23/06/2023 17:21:14

Case Number / Description  
NTA purchase of green space in Bancroft Park, Tallaght

### Payment Details

Payment Method  
Online Payment

Cardholder Name  
Lynn Broderick

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\_3NMCjWB1CW0EN5FC1NYPZ6Ef

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

**FORMAL OBJECTION TO NATIONAL TRANSPORT AUTHORITY APPLICATION FOR FOR  
TALLAGHT/CLONDALKIN TO CITY CENTRE CORE BUS CORRIDOR COMPULSORY PURCHASE ORDER  
IN RESPECT OF RECREATIONAL GREEN AREA AT BANCROFT PARK TALLAGHT DUBLIN 24**

To whom it may concern,

I, Lynn Broderick of 7 Bancroft Close, Tallaght, Dublin 24, strongly object to the acquisition of the green area, currently zoned recreational amenity space, on Bancroft Park by the National Transport Authority for the facilitation and creation of a construction compound to enable works associated with the Bus Connects corridor on several grounds.

To give a broader context, the population of Bancroft Estate and Main Road Tallaght is a long-established residential community in Tallaght village comprising a good mix of longstanding elderly and younger families. The green space in question is an integral part of the estate which for more than 30 years, has been tended and maintained at their own expense by Bancroft residents. It is my strong view that conversion of this valuable green, recreational space to the proposed industrial use

- Is neither in keeping with the character of the area nor Tallaght's LAP (local area plan)
- will negatively impact on the wellbeing of residents and very specifically on the residents of the nearby Suzanne House, Main Road. This is a residential facility for children with life limiting/ terminal illnesses who require a specialist and stress-free environment,
- creates a significant public safety issue, see following,
- ignores the availability of alternate sites in the area, particularly sites such as the 'Old Esso' site in Tallaght village which has been derelict for at least 20 years and is a permanent blight on the village,
- significantly reduces, likely below the statutory minimum, the amount of public space required for residential developments,
- will have a detrimental social impact.

**Health and Safety**

In addition to the detrimental social and visual impact, the proposed development of this site at Bancroft park as a construction compound, to house machinery, would have 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 Airtown 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.

I have a serious concern also over the noise, dust, dirt, and vibration that locating a machinery compound on this site would have on the houses in Bancroft Park and St Mary's N.S. but also on houses in 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 to a healthy environment for individuals.

A major health facility which will be impinged on by this proposed development is Suzanne House on Main Road, Tallaght. This St John of Gods facility backs on to the green recreational space. This community services house provides live-in respite for children with multiple disabilities. The end-of-life care provided for these vulnerable children cannot but be impacted by the increase in noise, dust, lights, building work, etc. The proposed decision indicates a very casual attitude to care giving and/or a superficial knowledge of the area.

Another 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. 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.

All in all, in my view, 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.

### **Traffic Management**

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.

### **Biodiversity and Amenity**

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, Great Tits, 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. **I have no doubt that the changing of this recreation space, even temporarily, to an industrial site would cause damage to the current complement and diversity of wildlife and trees.**

The visual impacts this location would also 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.

**In summary, it appears that the suitability of the site was determined following a simple desktop review of suitability as opposed to any specific and/or significant consultation with residents, environmental impact assessment, traffic management survey, or other site specific review. This is shoddy practice and not acceptable.**

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.

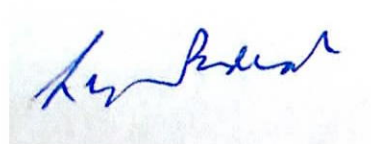
I understand that the proposed scheme aims to provide enhanced walking, cycling and bus infrastructure on this key access corridor for sustainable transport movement to Dublin City. However, the destruction of a recreational space with biodiversity impacts makes little sense when other potential locations for this compound site, to assist in the delivery of the bus corridor, are possible and 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 location 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 SDCC 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.

Yours faithfully,



23 June 2023

IMAGE 1



IMAGE 2

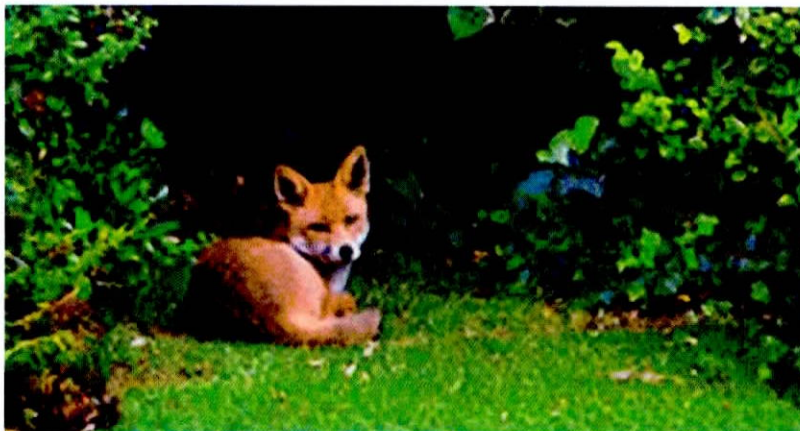


IMAGE 3



IMAGE 4 A – The “Esso” site



IMAGE 4 B - Elephant Storage (Greenhills Road)



IMAGE 5



- |   |  |
|---|--|
| <span style="color: orange;">■</span> Objective VC                  | <i>To protect, improve and provide for the future development of Village Centres</i>   |
| <span style="color: lightorange;">■</span> Objective LC             | <i>To protect, improve and provide for the future development of Local Centres</i>   |
| <span style="color: orange;">■</span> Objective RW                  | <i>To provide for and consolidate retail warehousing</i>   |
| <span style="color: purple;">■</span> Objective EE                  | <i>To provide for enterprise and employment related uses</i>   |
| <span style="color: green;">■</span> Objective OS                   | <i>To preserve and provide for open space and recreational amenities</i>   |
| <span style="color: lightgreen;">■</span> Objective HA (LV, DV, DM) | <i>To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas</i> |
| <span style="color: palegreen;">■</span> Objective RU               | <i>To protect and improve rural amenity and to provide for the development of agriculture</i>  |