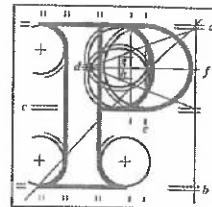


Our Case Number: ABP-316828-23



An
Bord
Pleanála

Stephen O'Connor - Bancroft Residents Association
48 Bancroft Park
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

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 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

Planning Appeal Online Observation

Online Reference

NPA-OBS-002222

Online Observation Details

Contact Name
Stephen O Connor

Lodgement Date
29/06/2023 17:55:48

Case Number / Description
Green area, Bancroft Park,
Tallaght, Dublin 24

Payment Details

Payment Method
Online Payment

Cardholder Name
Stephen O Connor

Payment Amount
€50.00

Processing Section

S.131 Consideration Required

Yes — P.T.O. N/A — Invalid

Signed

EO

Date

File With

[]

SECTION 131 FORM

Appeal No

ABP—

Defer Re O/H

[]

Having considered the contents of the submission dated/received
from I recommend that section 131 of the Planning
and Development Act, 2000 be/not be invoked at this stage for the following reason(s):
.....

Section 131 not to be invoked at this stage.

[]

Section 131 to be invoked — allow 2/4 weeks for reply.

[]

Signed

[]

EO

Date

[]

Signed

[]

SEO/SAO

Date

[]

M

Please prepare BP — Section 131 notice enclosing a copy of the attached submission.

To

[]

Task No

[]

Allow 2/3/4 weeks

BP

Signed

[]

EO

Date

[]

Signed

[]

AA

Date

[]

Bancroft Residents Association
c/o S. O' Connor
48 Bancroft Park
Tallaght
DUBLIN 24

29th June 2023

An Bord Pleanála (Strategic Infrastructure Division)
64 Marlborough Street
Dublin 1
D01 V902
Online Submission

**Re: Temporary CPO of Bancroft Green for Bus Connects Infrastructure Dublin
Location; Bancroft Green, Tallaght**

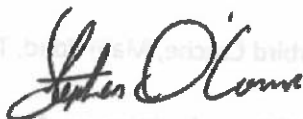
Dear Sirs,

I refer to the above and enclose herewith the following: -

1. Submission from the Bancroft Residents Association, on behalf of the residents. We believe that the proposed construction compound will have a detrimental effect on a multitude of different areas. Infrastructurally, the proposed location is awkward for access and traffic flow. Environmentally, the proposed compound will damage valuable local green area, flora and fauna. The loss of this local amenity and its subsequent replacement with the proposed compound will adversely impact the mental health of residents, particularly those immediately facing the site. Residents are entitled to the continued use and enjoyment of their properties without this disruption. Please see the attached Submission which sets out our full objections in detail.
2. Payment in the sum of €50.00.

We trust An Bord Pleanála will carefully consider our objections and refuse the aforementioned proposals.

Yours Sincerely,



Stephen O Connor,
Bancroft Residents Association

**FORMAL OBJECTION 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

To whom it may concern,

I, **Stephen O Connor** of 48 Bancroft Park, Tallaght, Dublin 24, on behalf of the Bancroft Residents Association, strongly object to the acquisition of the green area, currently zoned amenity space, on Bancroft Park by the National Transport Authority for the facilitation of a construction compound to enable works associated with the Bus Connects corridor on several grounds.

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

Bancroft residents have, for more than 30 years, tended to, and maintained this green space which takes pride of place near the west entrance to the estate. At their 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 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 2 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. Adding to this 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, of serious concern here also is the risk of disruption to emergency response vehicles (fire, ambulance, and Garda) to our community.

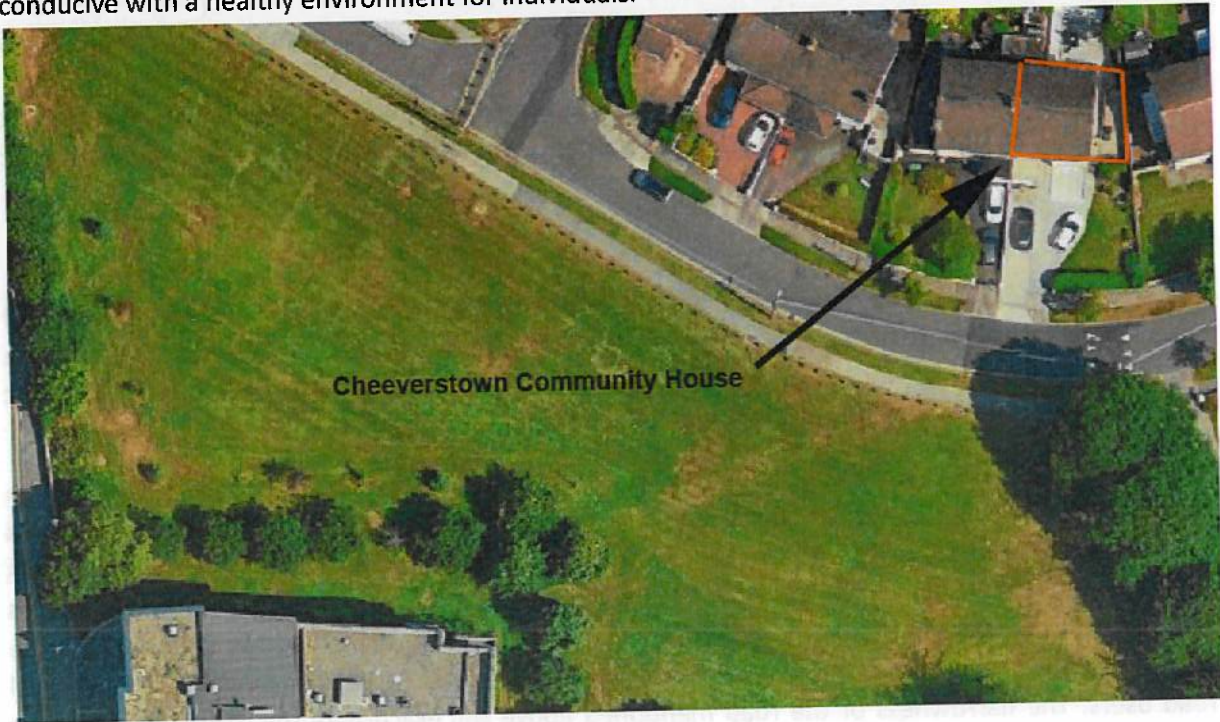
A Works Compound so close to such a major intersection is unsuitable and will add to the existing traffic flow difficulties which already causes backup queuing on the N81 in both directions and queuing from Main Road further down than Lidl supermarket and down past St Mary's Primary School and on vehicular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

We 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.

One household in particular, Cheeverstown Community House is located at no.74 on the Park. These patients currently live in a quiet and peaceful location by design. Disruption to routines and loud noises can cause patients much distress. The Construction Compound will have loud noises and bright lights etc potentially disrupting sleep patterns of some patients.

Noise generators running on winter nights, large construction vehicles kicking up dust and noisily beeping etc. Bright lights from the site, all compounding to create the environment that is not conducive with a healthy environment for individuals.



No. 69/71 Bancroft Park, regularly runs yoga classes, meditation classes and hosts 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 our events. Disruption in terms of noise, pollution and the danger that such heavy machinery poses to local school children and adults is entirely unacceptable.

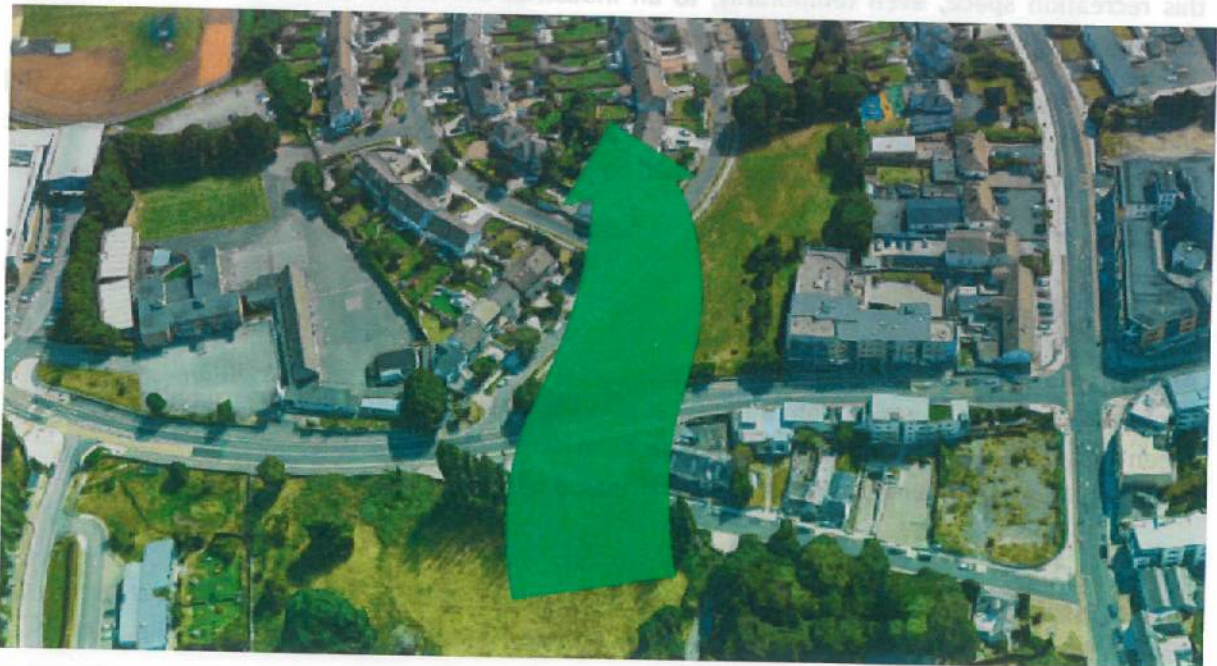
The visual impacts this location would suffer from conversion of green community space, on which many local children play regularly and residents directly overlooking the green space enjoy, to an industrial compound is obvious. Concern must also be raised in this regard to the potential impact on the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

The Annual Bancroft Street Feast is held on this very site. No reassurance has been offered to date in relation to the measures that any such site might have in protecting 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 such as Ash, White Ash, Common Lime, Sour Cherry, Common Horse Chestnut, Red Horse Chestnut, African Cedar, Scots Pine, Honeydew Oak and Beech.



Natural Greenway

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.



Fox on the green

Article 12 reporting under the EU Birds Directive. All species of wild bird that occur naturally in Ireland are fully protected at all times by the Wildlife Act and relevant amending legislation.

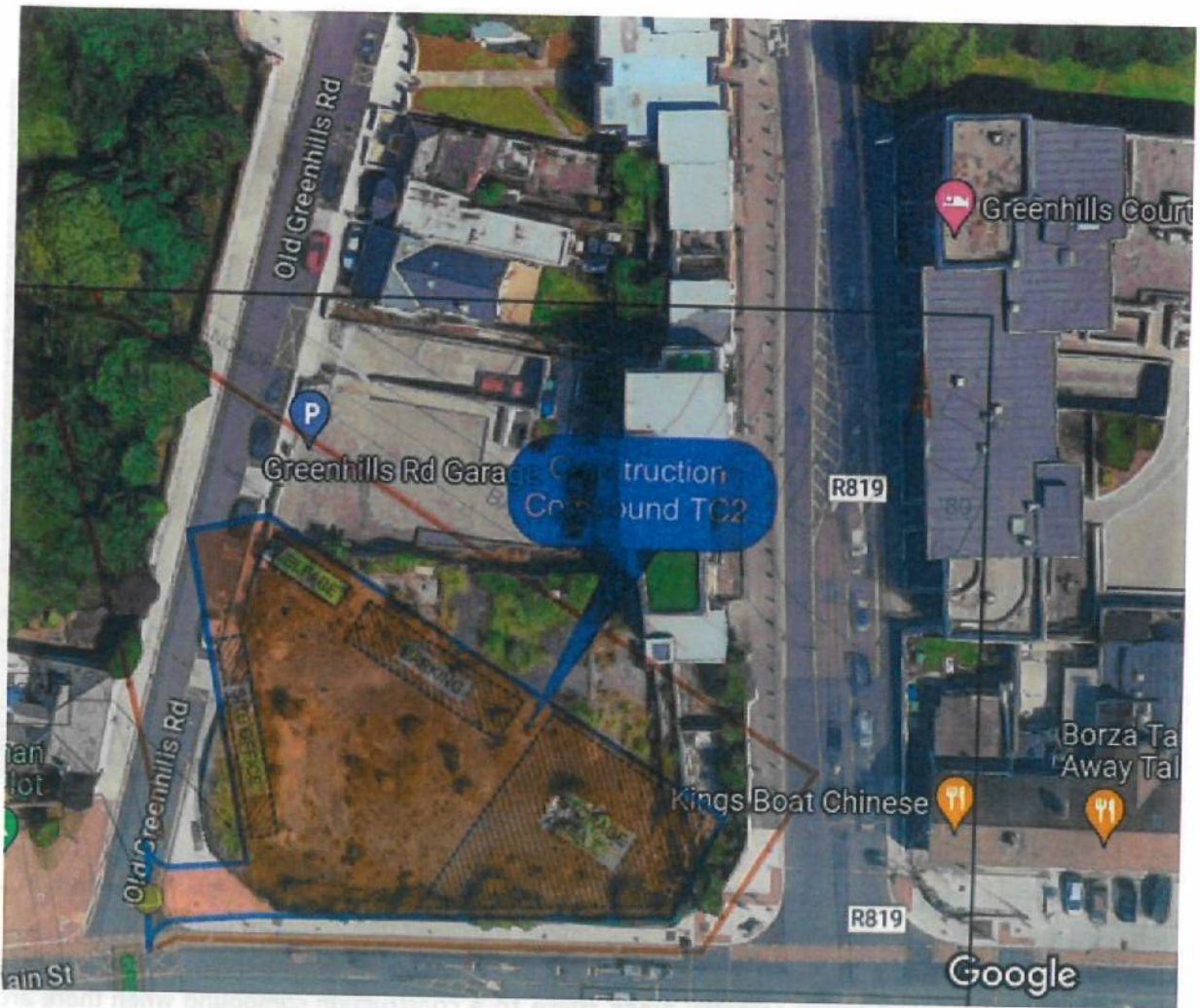
Desktop reviews of this site's suitability were undertaken as opposed to any specific and/or significant consultation with residents. This is not acceptable. **We have no doubt that the changing of this recreation space, even temporarily, to an industrial site would cause untold damage to the current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

The associated Bus Connects Corridor will 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.

Alternative Sites

These alternatives are easier from a logistical pov. Easier access in and out. They won't break soil on green space. They will put to use land that has been derelict for many years. Both offer more room and access for the construction crews.

A) Old Esso site. Could be leased for the time period. It is an ideal site because it is on the Old Greenhills road already, so construction vehicles wouldn't be crossing the New Greenhills road.



B) Elephant Storage (Greenhills Road)



C)
College Grounds



We understand that the proposed scheme is to provide enhanced walking, cycling and bus infrastructure on this key access corridor for sustainable transport movement to Dublin City. The residents of Bancroft support these infrastructural improvements. However, the residents of Bancroft do not support losing essential green space to a construction compound when there are better suited options for not only local residents but for the workers using the site.

Yours Sincerely,

Stephen O' Connor
Bancroft Residents Association