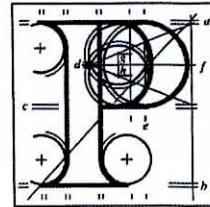


Our Case Number: ABP-316828-23



**An
Bord
Pleanála**

Teresa McCann
43 Bancroft Park
Tallaght
Dublin 24

Date: 30 June 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

Teil	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

ABP- 316828-23

Brody McCan

AN BORD PLEANála	
LDG-	064506-23
ABP-	HALGATT
23 JUN 2023	
Fee: €	50.00
Time:	13:20
By:	HAND

Dear Sir

I am very much in favour of Bus Conick and Campment at Sawcraft PK As that Green is only for dog walking and dog popping. The Residents Ass have put up trees about 15 years to stop the people in appartments from looking on to their houses. See Pictures

Can you find out what permission was ever granted for double yellow lines CULASACK

And Billed along the
Green, where children
are not allowed play
from Apartments.

Sincerely

Jessie M. C.

P.S.

Attaching copies of
photos and correspondence
for your attention



2015
Frawcroft Park



2015

Doyle

BAND CROFT PACK



JOHNSTON MOONEY
O'BRIEN HISTORY IN THE BAKING



Toastie



BUNDY'S

2025

Kranichofl Puzek

out side my house



2015

Bunkerof1 Ave

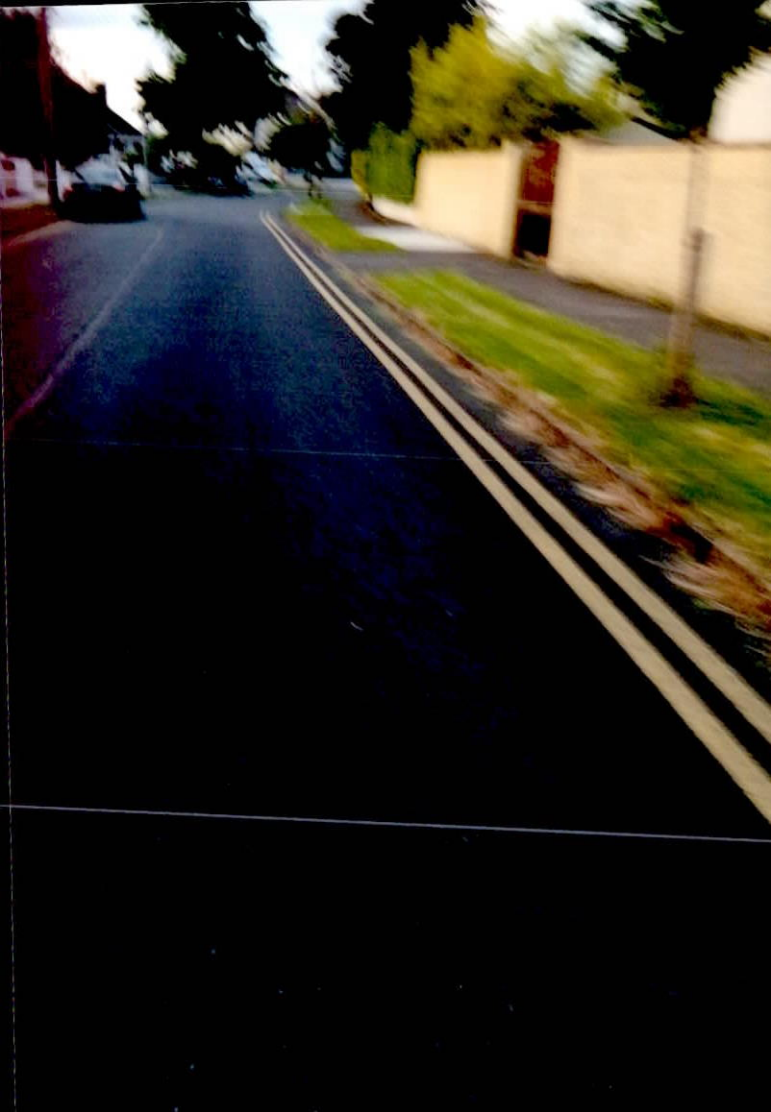
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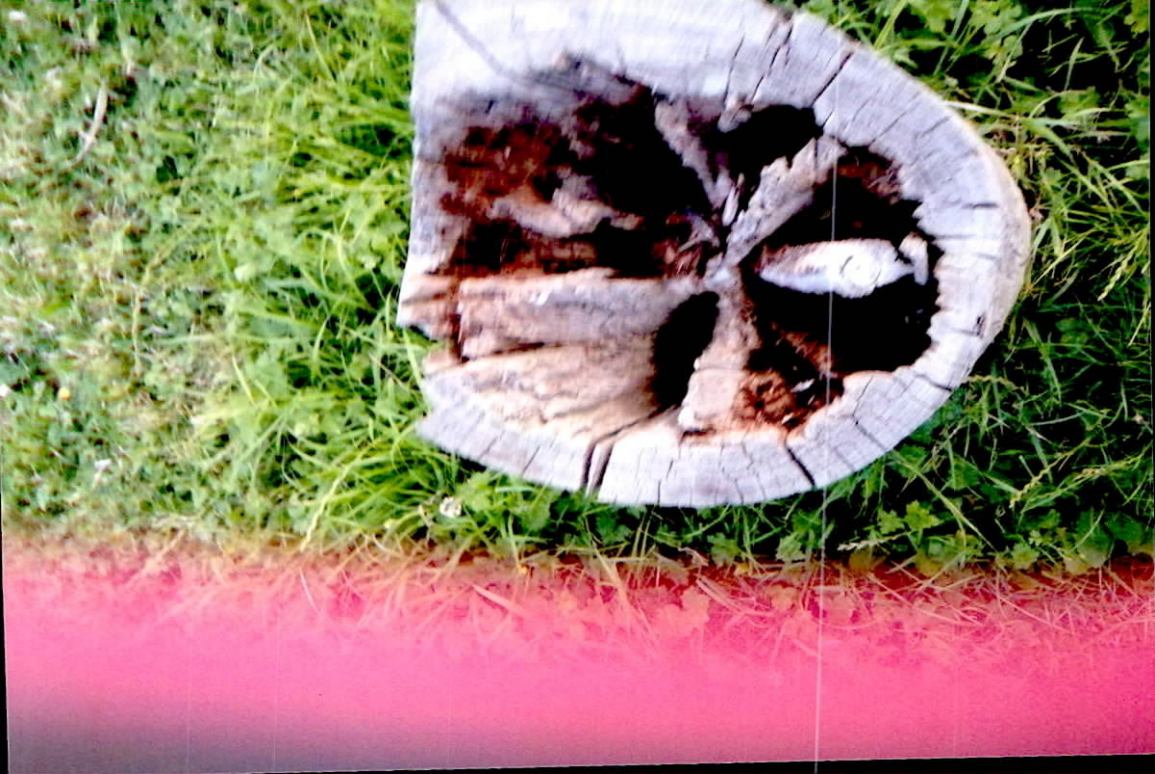










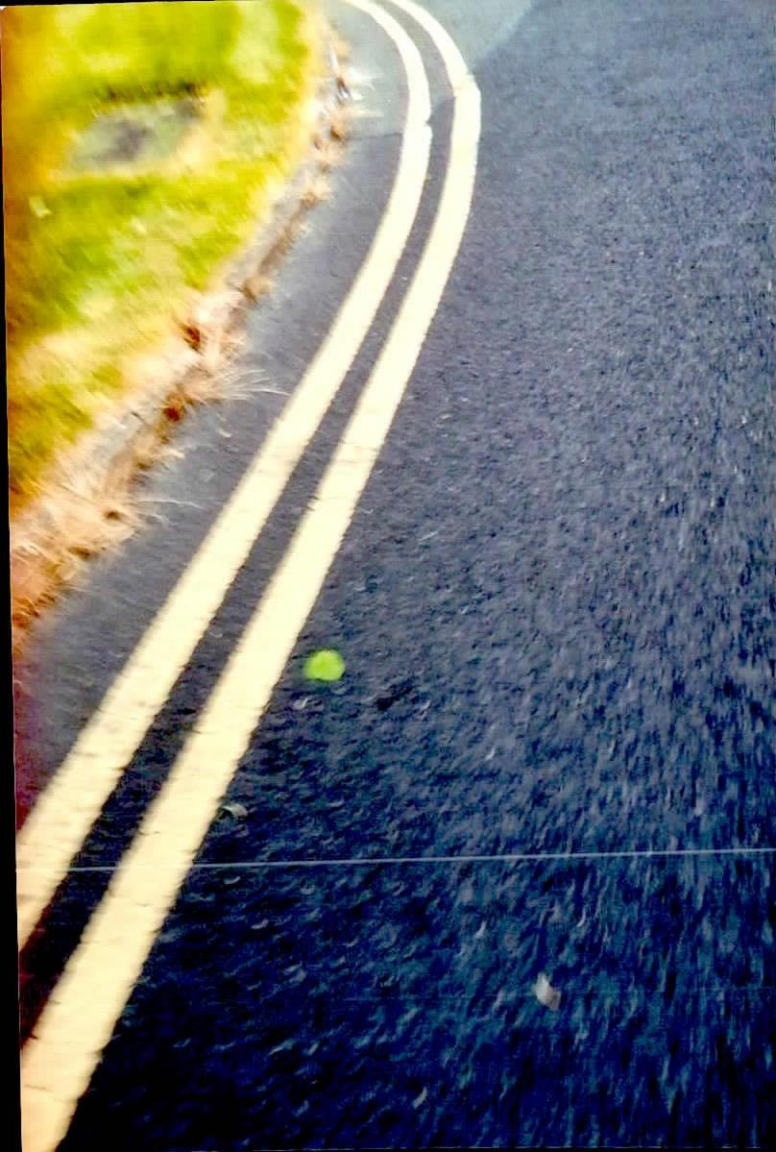


















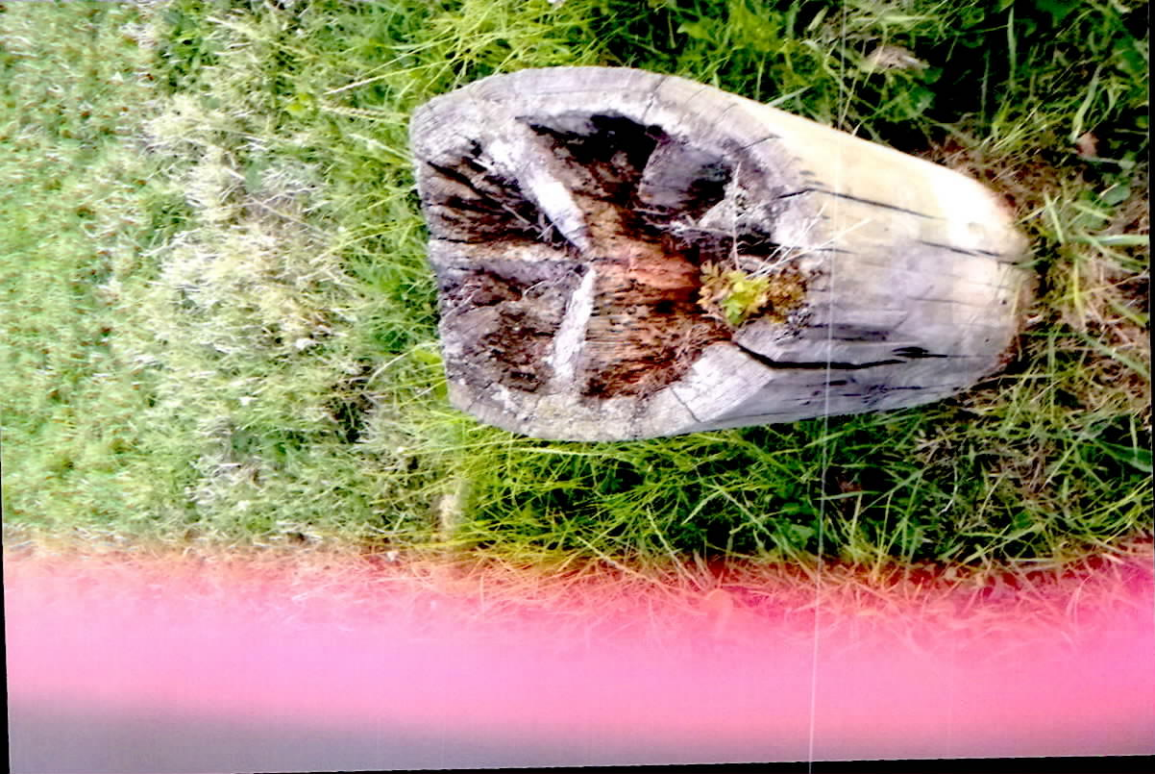








































































































DAEWOO
CANTER

SUBISHI

2-D-75165

2012

Handmade Park

Handmade Park

BANCROFT RESIDENTS ASSOCIATION incorp. MAIN ROAD & NEWTOWN PARK

C/o Jim O'Connor,
51, Bancroft Park,
Tallaght,
Dublin 24.
4th April 2012.
[REDACTED]

Mr Brian O'Callaghan,
S.I.A.C.
Doclain House,
Monastery Road,
Clondalkin,
Dublin 22.

Ref:- S.I.A.C. Sewage Construction Works at Bancroft Park Residential and
Children's Play Green.

Dear Mr O'Callaghan,

I write on behalf of the above Residents Association and Residents of properties on Bancroft Park and Avenue to place on record with your Company, S.I.A.C., which until recent experiences we had considered to be a reputable and caring contractor, the following

Your contractors arrived unannounced on site on Friday 3rd March removed two metal bollards from the Roadway opening the Park to through traffic all weekend. Temporary plastic Bollards were put in place when we requested that the Road be closed off again. A line of Bollards had been placed on the roadway and paths, in agreement with S.D.C.C, this Association paid for the Bollards following a collection from the Residents. The purpose for which the Bollards were installed was to eliminate a "rat run" and provide a safe street environment for children in the Estate and other children walking to St Mary's primary school.

On Monday a committee member, Mr M. Kirby and myself, made ourselves known to your site Engineer Mr King and the foreman Mr Connolly. They explained to us that a strip of the Green about two metres wide was to be excavated in fact the grass had already been removed, and the clay exposed, for the installation of sewage pipes. We were assured the Green would be reinstated and seeded when the work was finished We accepted this explanation and requested that the Grass verges to which some damage had been caused by a vehicle driving across them should not be traversed by vehicles. The Association pay to maintain the Grass verges in this part of the Estate..

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**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, **(INSERT FULL NAME) of (INSERT NUMBER) Bancroft Grove, Close, Avenue, Park, Road, Downs, Crescent, Court or Main Street/Road 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.

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 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 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 it's 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.

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 make 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,

(SIGN HERE)

IMAGE 1

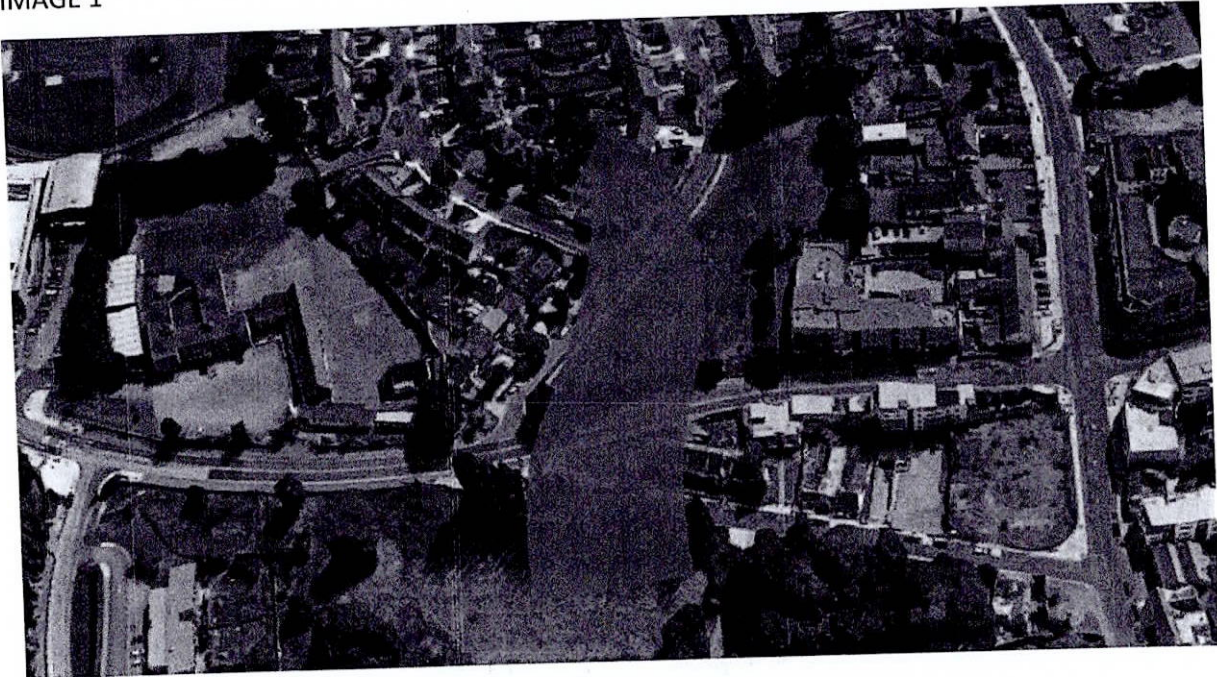


IMAGE 2



IMAGE 3

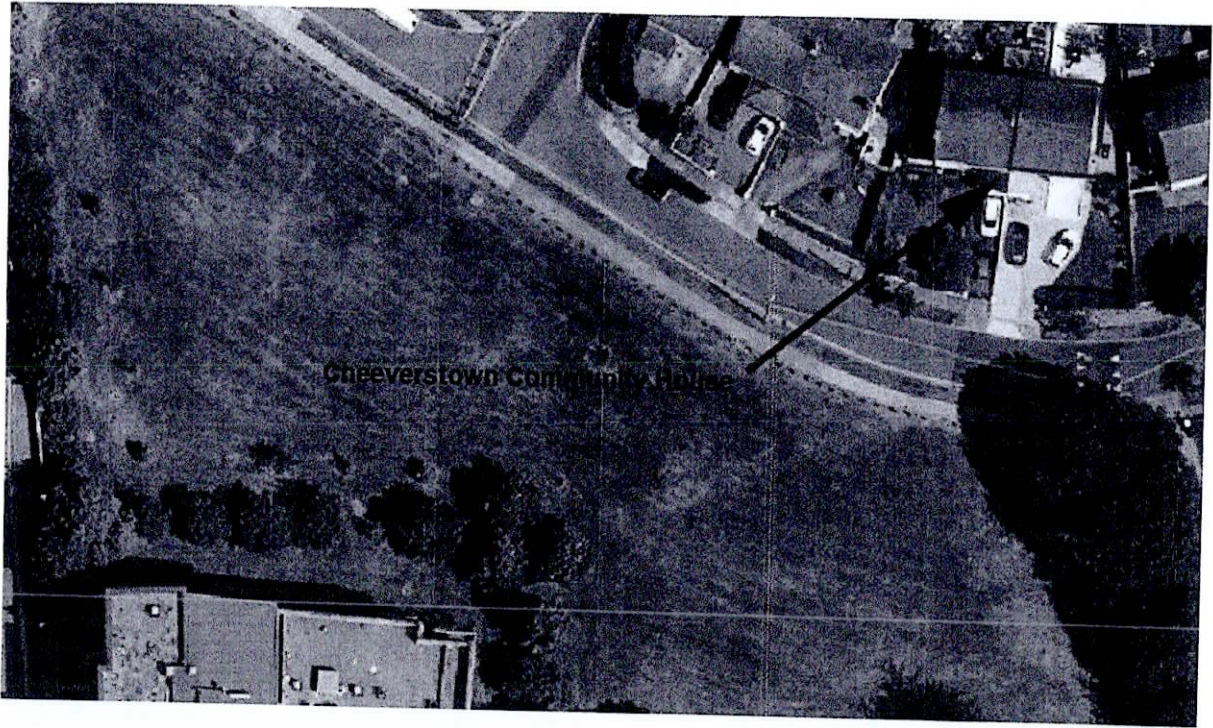


IMAGE 4 A – The “Esso” site

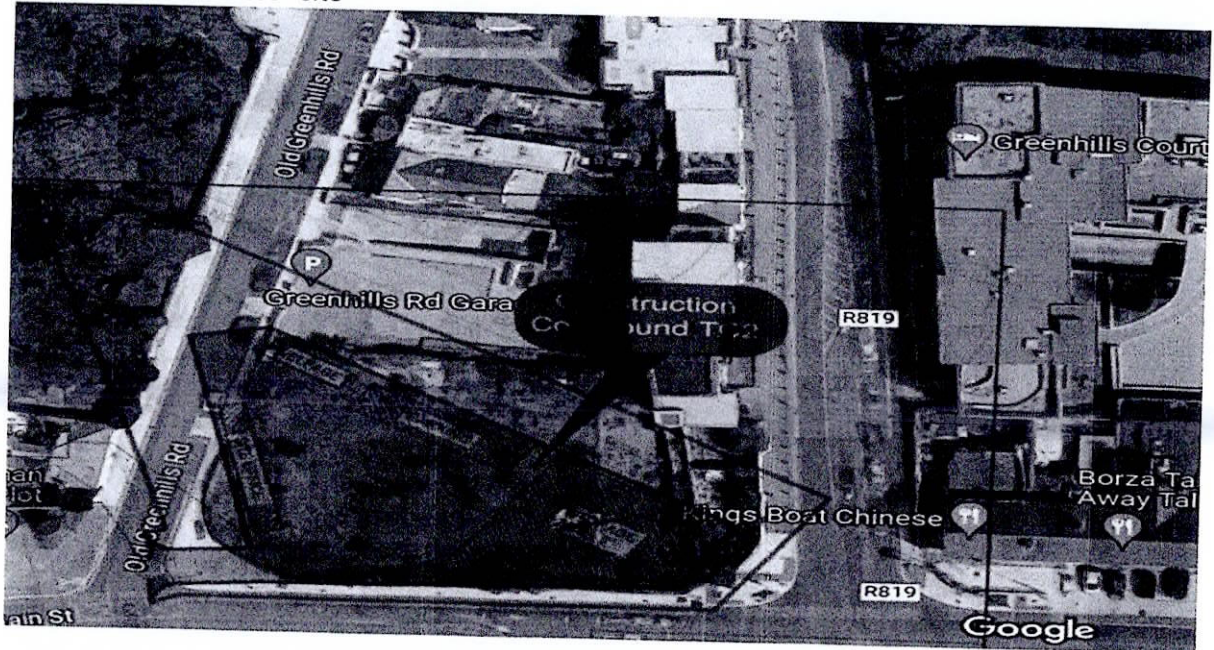
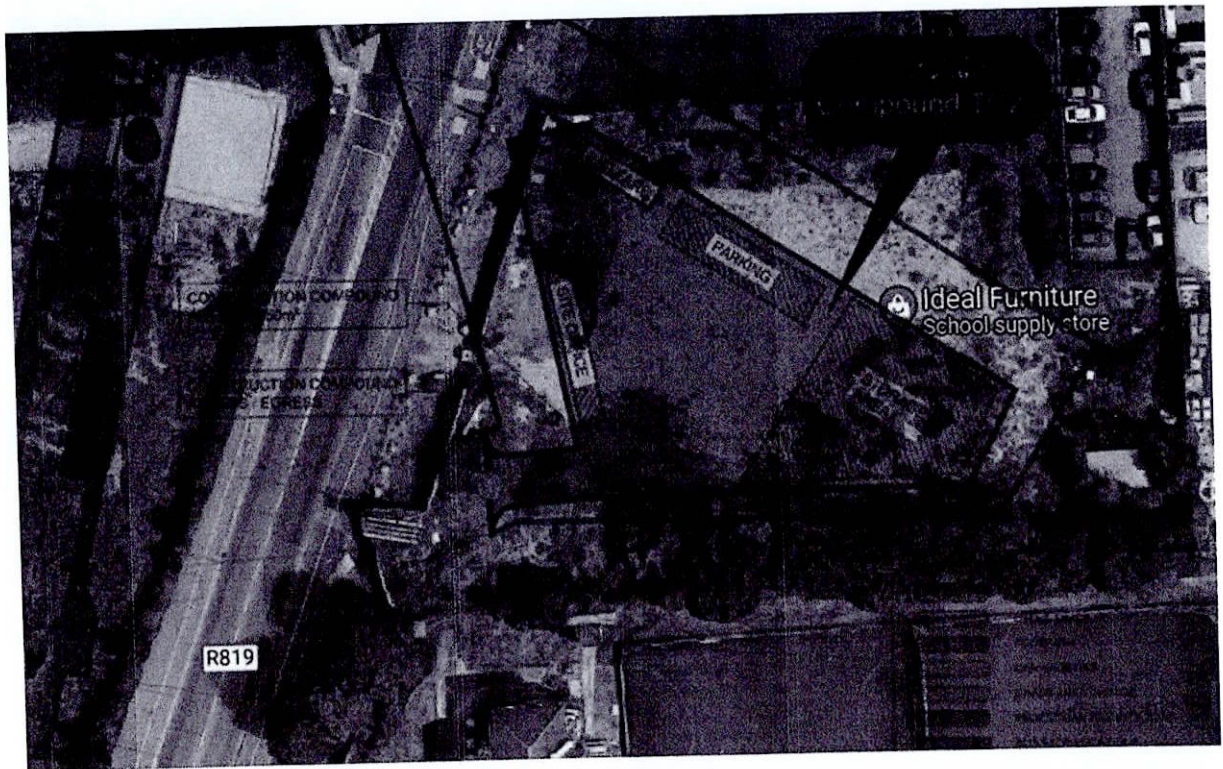
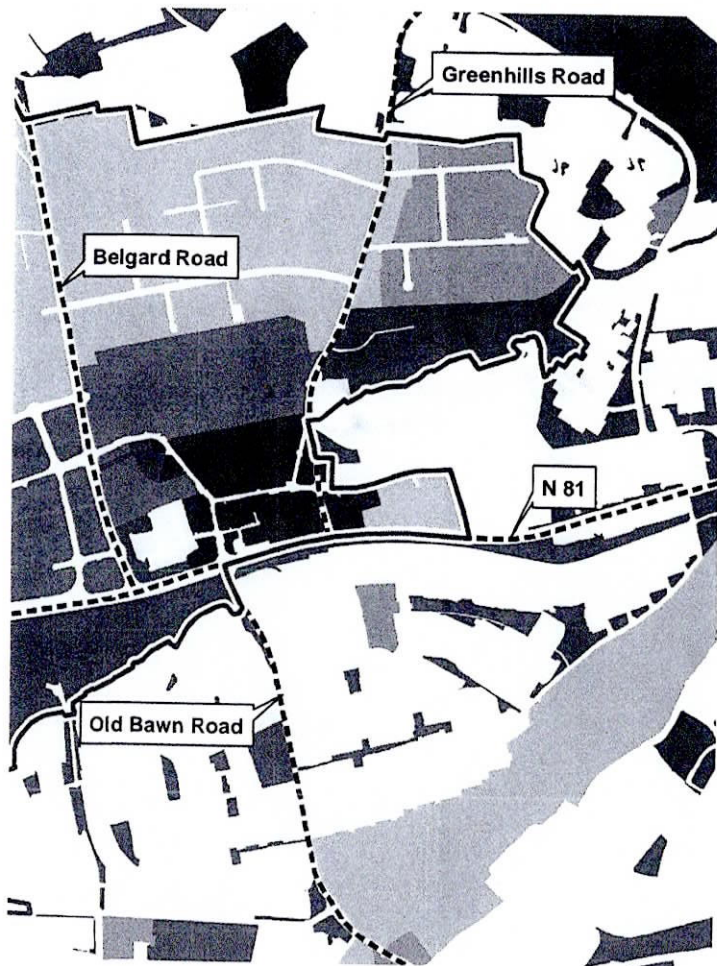








IMAGE 4 B - Elephant Storage (Greenhills Road)



· IMAGE 5



- | | |
|---|--|
|  Objective VC | <i>To protect, improve and provide for the future development of Village Centres</i> |
|  Objective LC | <i>To protect, improve and provide for the future development of Local Centres</i> |
|  Objective RW | <i>To provide for and consolidate retail warehousing</i> |
|  Objective EE | <i>To provide for enterprise and employment related uses</i> |
|  Objective OS | <i>To preserve and provide for open space and recreational amenities</i> |
|  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> |
| Objective RU | <i>To protect and improve rural amenity and to provide for the development of agriculture</i> |

Divided opinions over plans for temporary compound at estate

Site is subject to a Compulsory Purchase Order as part of BusConnects scheme

By Aideen O'Flaherty
aideen@echo.ie

OPINIONS are divided about the proposed development of a temporary compound at Bancroft Park in Tallaght, but the chairperson of the local residents' association claimed people are "up in arms".

The site is the subject of a temporary Compulsory Purchase Order (CPO) for the compound as part of the BusConnects scheme that's being carried out on the Greenhills Road.

Submissions can be made on the proposal until July 4, online at online.pleanala.ie/en-ie/sid/observation or by post to An Bord Pleanála (Strategic Infrastructure Division), 64 Marlborough Street, Dublin 1, D01 V902.

The Bancroft Residents' Association recently held a meeting about the temporary CPO, with chairperson Mick Kirby telling *The Echo* that residents are unhappy with the plan.

Concerns about the site include issues such as noise, dust, and the transporting of machinery to and from the compound.

"The residents are up in arms about the park being taken over," said Mr Kirby. "It's the one little bit of green space we have in the area where children can play.



CONCERNS. The site at Bancroft Park close to Tallaght Village

"There are also five or six private houses that will be directly involved if there is a compound, because if they're putting machinery in at night, I assume they'll have to light it up.

"The whole area will be thrown into turmoil, and the latest we've heard is that it could be there for three years."

However, Leo Oman, who is a member of the residents' association

and is a retired electrician, told *The Echo* that he believes there is a need for the compound for the works to be carried out.

"I'm an electrician," he said. "I know what a compound is and what they have to do.

"The grass area up there is lovely, but it's not like there's millions of kids using it, it's not the piece of grass

that's the only piece of grass for miles."

Mr Kirby claimed that the Bancroft Park site, which is council owned, is unsuitable for the temporary compound and it should be sited elsewhere.

"They could use the old Esso site," he said, referring to the former garage site in the centre of Tallaght village that has lain idle for many years.

"I know it's private and it's not council land, but derelict sites should be able to be CPOed as handily as council lands are."

The proposed compound will include a site office, parking and a storage area, with the compound's egress and access point being the Greenhills Road, according to BusConnects documents.

Was gonna be Carpark in 70s

Bancroft Res Association Meeting . 29th May 2023 . Temporary CPO of Bancroft Green for BusConnects Infrastructure Dublin, Greenhills to City Centre.

GENERAL NOTES

1. TREE SURVEY CARRIED OUT BY SUB CONSULTANTS AS DETAILED IN ARBOCULTURAL REPORT.
2. TREE LOCATIONS ARE BASED ON AVAILABLE TOPOGRAPHICAL SURVEY LOCATIONS WITH REFERENCE TO AERIAL IMAGERY AND ON SITE OBSERVATIONS.
3. * INDICATES A TREE / GROUP WHOSE POSITION IS INDICATIVE AS BASED UPON AERIAL PHOTOGRAPHY AND ON SITE OBSERVATIONS.
4. * INDICATES A TREE / GROUP IDENTIFIED DURING SURVEY AS BEING WITHIN PRIVATE OWNERSHIP.
5. PLANS SHOULD BE READ IN CONJUNCTION WITH THE AECOM ARBOCULTURAL REPORT & TREE PROTECTION PLANS.
6. THE ORIGINAL OF THIS DRAWING WAS PRODUCED IN COLOUR - A MONOCHROME COPY SHOULD NOT BE RELIED UPON.

KEY

- SURVEYED EXISTING TREE, GROUP OR HEDGE TO BE RETAINED
- SURVEYED EXISTING TREE, GROUP OR HEDGE TO BE REMOVED
- UNSURVEYED EXISTING TREE FEATURE TO BE RETAINED (AS BASED UPON TOPOGRAPHICAL SURVEY AND AERIAL IMAGERY)
- UNSURVEYED EXISTING TREE FEATURE TO BE REMOVED (AS BASED UPON TOPOGRAPHICAL SURVEY AND AERIAL IMAGERY)
- ROOT PROTECTION AREAS (RPA) OF RETAINED TREES (AS DEFINED BY BS 5827:2012)
- ROOT PROTECTION AREAS (RPA) OF REMOVED TREES (AS DEFINED BY BS 5827:2012)
- NO DIG ZONE
NEW HARD SURFACING MUST BE ACHIEVED USING A PROPRIETARY RAFT OR TILE SYSTEM INSTALLED USING NO DIG TECHNOLOGY AS SET OUT WITHIN THE ARBOCULTURAL REPORT APPROPRIATELY

Approximate construction compound location. All existing tree canopies and RPA extents to be established, retained and fenced as construction exclusion zones.

Access points to be positioned away from existing trees

In green which is the temporary CPO area has the designation on the left

Does this mean that all trees are to be retained and will not be damaged?

Does this include the three indicative trees on the map or does it extend to the many trees in the area?

if its Only temporary (3 yrs) why CPO-ed? It would be relandscaped (enhanced)

Esso site vacant for 20 yrs for apartment

Castle park was away from houses beside a school

make submission (on behalf of Ashram)
Here is the Construction Compound Map.
Email all 6 councillors

Construction Compound TC2 will be located at a green area on the east side of the R819 Greenhills Road, immediately south of the junction with Bancroft Park, as shown in Image 5.2. The area of Construction Compound TC2 is approximately 1,480m².

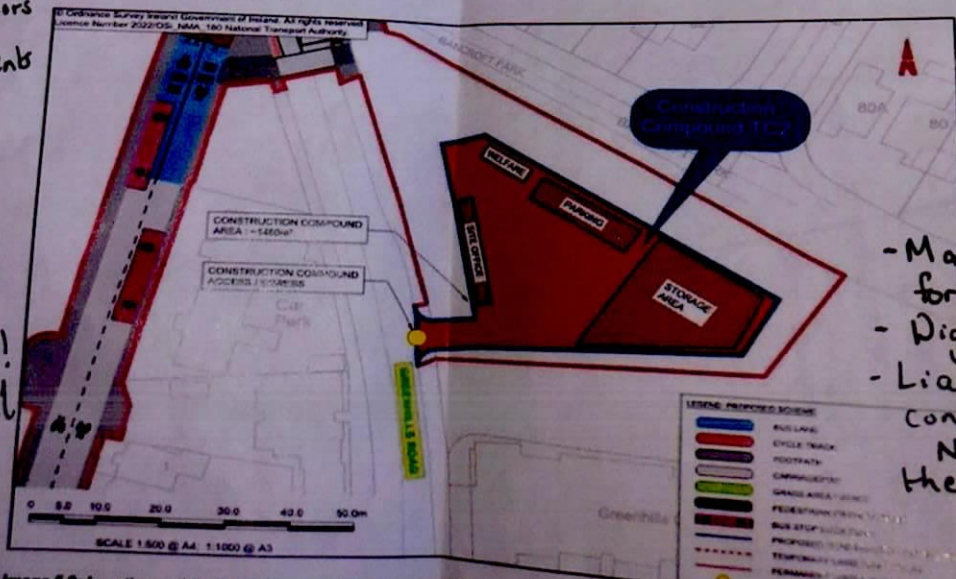


Image 5.2: Location and Extent of Construction Compound TC2

- Apartments need that green area
- Lights/ Beams: totally unsuitable!
- With School traffic unsafe
- Narrow road!
- Flora & Fauna
- School → make submission

- Machinery for road works
- Diggers etc.
- Liaison w/ construction & NTA → there will be

disadvantaged kids in traffic island = not gonna get better

Wull = national monument

"the pole wall"

Observations by 4th July €50

Chief Executive's Office

28th May 2020

Ms Teresa McCann,
43 Bancroft Park,
Tallaght,
Dublin 24.

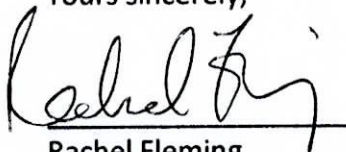
Re: Correspondence of 14th May 2020

Dear Ms. McCann,

I wish to acknowledge receipt of your correspondence of 14th May 2020, on behalf of the Chief Executive Mr. Daniel McLoughlin and to apologise for the delay in sending this acknowledgement.

As you have raised a number of matters, I will contact the relevant departments involved and will issue a co-ordinated response in due course.

Yours sincerely,



Rachel Fleming
PA to the Chief Executive