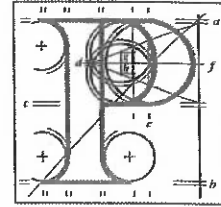


Our Case Number: ABP-314056-22



An
Bord
Pleanála

Noel Corr
1 Palmers Lawn
Palmerstown Manor
Dublin
Dublin 20

Date: 06 July 2023

Re: Liffey Valley to City Centre Core Bus Corridor Scheme.
Fonthill Road to High Street all in the County of Dublin.

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above mentioned case. The contents of your submission have been noted.

If you have any queries in relation to the 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

CH08

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

Niamh Thornton

From: LAPS
Sent: Tuesday 4 July 2023 15:22
To: Niamh Thornton
Subject: FW: ABP-314056-22: BusConnects Liffey Valley to City Centre Scheme – Phase 1B at Palmers Lawn, Dublin 20 (near Coldcut Road and M50)
Attachments: BusConnects - Letter 2 - 20230704.pdf

From: Noel Corr <[REDACTED]>
Sent: Tuesday, July 4, 2023 3:11 PM
To: LAPS <laps@pleanala.ie>
Subject: ABP-314056-22: BusConnects Liffey Valley to City Centre Scheme – Phase 1B at Palmers Lawn, Dublin 20 (near Coldcut Road and M50)

Dear An Bord Pleanála,

Please find attached a document containing my submission regarding the above planning application.

I have previously made a submission and paid the fee, therefore no fee is due for this submission.

If you have any questions, please do not hesitate to e-mail me.

Yours sincerely,
Noel Corr (1 Palmers Lawn, Palmerstown Manor, Dublin 20).

1 Palmers Lawn
Palmerstown Manor
Dublin 20.

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902.

4th July, 2023.

Re: ABP-314056-22 – BusConnects Liffey Valley to City Centre Scheme – Phase 1B at Palmers Lawn, Dublin 20

Dear Sir/Madam,

In reply to your letter of 01/06/2023, I wish to make a submission on the above development, specifically:

Number 1: the reduction in the tree coverage on the Coldcut Road side of the boundary wall with our homes on Palmers Lawn will damage our amenity, increase traffic noise and pollution, and allow us yet again to be subjected to anti-social behaviour committed from the Coldcut Road side of the boundary wall with Palmers Lawn. This reduction in tree coverage and the widening of the road to include a new westbound Bus Lane and Bicycle Lanes will bring the road and footpath closer to our homes and will cause us anti-social problems, as happened when the Bus Lane that is now on Coldcut Road was built in the late 1990s as part of the “CitySwift Bus Corridor” project for North Clondalkin,

Number 2: additional noise nuisance caused to us on Palmers Lawn by the reduction in both the number of trees and the width of tree coverage from the boundary wall to the footpath on Coldcut Road, due to the widening of the adjacent section of Coldcut Road to include a second (westbound) Bus Lane and Bicycle Lanes in each direction,

Number 3: linked to both of those issues is the plan by Dublin Bus to introduce 24 hour bus services on the BusConnects Route G2 Spine Route along Coldcut Road. This has already happened with the C5 and C6 (midnight to 6.00am) Spine Bus Routes (City Centre to Leixlip/Maynooth), the bus to Dublin Airport, and others. This will increase the traffic volumes on Coldcut Road at night, creating additional noise through the night, especially between the legally recognised hours of 11.00pm to 7.00am. Thus we need remediation measures to reduce the impact of this additional noise pollution.

In response to these planning and environmental issues, we demand a set of noise reduction measures on Coldcut Road, to keep noise levels at levels similar or lower to what they are now. E.g. high sound barriers on Coldcut Road itself (not on the Palmerstown Manor side of the boundary wall), as Coldcut Road is higher than Palmers Lawn and the adjacent open green space. Coldcut Road rises as it approaches the M50 Overbridge, and is at a much higher elevation than Palmers Lawn and the adjacent open green space. This is why we need

the noise reduction measures (e.g. sound barriers) on the Coldcut Road side of the boundary wall.

This is similar to what has been installed along the M50 motorway on the western side of our open green space (near Palmers Close). These barriers will help to protect us from the increased noise and vehicle pollution and the type of anti-social behaviour we have suffered from in the past.

Number 4: the excess water run-off to be located at Palmers Lawn, Palmerstown Manor, Dublin 20, which is adjacent to Coldcut Road and the new BusConnects Phase 1B development (M50 Overbridge to Ballyfermot Road) is described in one drawing as a "SUDS" feature.

The NTA propose to execute a Compulsory Purchase Order (CPO) on two blocks of land on our open green space in front of our homes on Palmers Lawn. Their documentation states:

"The dry detention basin will form a gentle depression in the green area as shown on the drainage design drawings and will be approximately 0.6m deep with gentle slopes on the edges. The dry detention basin will be dry for the majority of the year and will only collect water during a major storm event."

If this is all they are proposing to install, why are they seeking a CPO for two separate blocks of land on our open green space – one for the depression with special grasses and one for a very large work compound? If you are just going to dig out some soil and plant some grass, why do you need to get a CPO on the second block of land for a large works area? A works area in the middle of a housing estate presents a very serious Health and Safety hazard to local residents, especially children and pets.

The proposed full development involving two separate blocks of land at Palmers Lawn is unnecessary.

The proposed development and how it is planned to be implemented is a completely excessive intrusion onto the residents of Palmerstown Manor, a cul-de-sac residential estate with narrow roads. The plan to bring large machinery onto the green beside Palmers Lawn and to have a work area on the green there in order to achieve a "sink area" with special grasses to absorb excess water run-off from Coldcut Road is excessive, unnecessary and a danger to residents, especially children.

The National Transport Authority (NTA) do not need to compulsorily purchase any of the land on Palmers Lawn.

Will the NTA be maintaining its land on the open green space at Palmers Lawn?

What arrangements for green maintenance will be put in place?

How long will the NTA maintain ownership of that land? Do they plan to sell it back to its original owner? Or the local authority?

What is the NTA's plan for that land after their construction work is finished?

I object to the Compulsory Purchase Order for land in Palmerstown Manor estate, especially at Palmers Lawn.

It is invasive of the public green space directly in front of our homes, which was originally given Planning Permission as an open green space in the development for the benefit of the residents, especially our children, not as a water run-off because the National Transport Authority won't spend enough money on other non-invasive water run-off methods,

The construction phase will be highly invasive, as it will take up all of the green space directly opposite and adjacent to the houses in Palmers Lawn, representing a significant Health and Safety danger to all of the residents and users of the open green space, especially our children,

The proposed water run-off development is far too close in proximity to existing 2 storey homes. The development on the map will begin less than 1 metre from the boundary wall of number 9 Palmers Lawn, adjacent to the boundary wall. Can it not be located in the middle of the open green space, or closer to the M50 on the western side of the open green space, where there are no homes and lots of open green space? Why is it on top of the houses on one side of the large open green space?

I have copied the following text from the BusConnects information website (specifically <https://liffeyvalleyscheme.ie/wp-content/uploads/sites/8/2022/07/Chapter-5-Construction.pdf>):

"5.3.1.2 Section 1b: M50 Overbridge to Ballyfermot Road Section 1b encompasses a length of approximately 540m along Coldcut Road, between the M50 Overbridge and Ballyfermot Road. The construction activities at Section 1b will comprise pavement reconstruction, widening, and resurfacing of the roads, and construction of new footpaths, cycle tracks, and new kerbs. Construction activities will also consist of additional signage, new road markings, new and amended traffic signal infrastructure, new street furniture and landscaping works. The Construction Compound (LV2) will be located on Coldcut Road. A minor retaining wall (MRW13) approximately 100m in length and maximum 1m in retained height will be constructed along the northern verge of Coldcut Road, adjacent to the M50 Overbridge. A boundary wall will be reconstructed, fencing will be erected, and gates will be relocated along the northern side of Coldcut Road, at Palmers Walk. Some minor utility diversions and / or protections will be required. Vegetation will be removed along the northern verge of Coldcut Road. The expected construction duration will be approximately six months."

Overall, this proposed development on two separate blocks of land on the green space beside Palmers Lawn is wholly excessive, and inappropriate in its context and for this area. The water run-off is on a green space in an enclosed housing estate with many children living here and using the green space, and militates against the principles of proper planning and development for this area.

No adequate detailed rationale has been put forward as to why two separate blocks of land on the open green space on Palmers Lawn is required, when one block is proposed for the excess water run-off and one block is proposed as a works depot to facilitate creating a "gentle depression in the green area as shown on the drainage design drawings and will be approximately 0.6m deep with gentle slopes on the edges". Does this require a whole works depot on a separate nearby plot of land?

The widening of Coldcut Road without effective noise remediation measures will bring the footpath and road closer to our homes, with more noise pollution and vehicle air pollution problems.

I want to emphasise that all of this development will substantially negatively impact the residents of Palmers Lawn, and the other residents of Palmerstown Manor who use the open green space.

I have previously paid the fee using the Credit Card facility on your website, under my own name.

Yours sincerely,
Noel Corr.