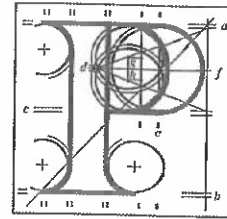


Our Case Number: ABP-314942-22

Planning Authority Reference Number:



**An
Bord
Pleanála**

Suzanne Davis
30 Knockmaree
Chapelizod
Dublin 20

Date: 10th February 2023

Re: BusConnects Lucan to City Centre Core Bus Corridor Scheme
Lucan to Dublin City Centre

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 meantime, please contact the undersigned. Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Doina Chiforescu
Executive Officer
Direct Line: 01-8737133

HA02

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 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	Dublín 1
D01 V902	D01 V902

An Bord Pleanála



Our Case Number: ABR-214842-22
Planning Authority Reference Number:

Suzanne Davis
30 Knockmore
Chesham
Dublin 20

Date: 10th February 2023

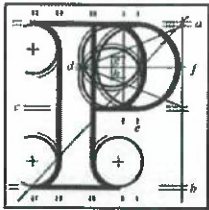
The Development Plan for the City and County of Dublin 2012-2018

Dear Mr. [Name],

I am writing to you regarding the planning application for the proposed development at [Address].

Yours faithfully,
[Signature]

For further information, please contact the Planning Department at [Phone Number].



Observation on a Strategic Infrastructure Development Application

Observer's details

1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

(a) Observer's
name

Suzanne Davis

(b) Observer's
postal address

30 Knockmaree, Chapelizod, Dublin 20. D20TH41

Agent's details

2. Agent's details (if applicable)

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's postal
address

Click or tap here to enter text.

Postal address for letters

3. During the process to decide the application, we will post information and items to you or to your agent. For this **current application**, who should we write to? (Please tick ✓ one box only)

You (the observer) at the postal address in Part 1

The agent at the postal address in Part 2

Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation.

- (a) **An Bord Pleanála case number for the current application (if available)**
(for example: 300000)

Click or tap here to enter text.

- (b) **Name or description of proposed development**

Lucan to City Centre Core Bus Corridor Scheme

- (c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Knockmaree Apartments, Chapelizod Hill Road, Chapelizod Bypass, Dublin

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Observation details

5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is no word limit as the box expands to fit what you write.

You can also insert photographs or images in this box. (See part 6 – Supporting materials for more information).

I wish to make an observation on the Lucan to City Centre Core Bus Corridor in the location of lands part of the Knockmaree Estate that are proposed as part of the National Transport Authority's Compulsory Purchase Order, specifically the lands referenced 1023(1).f and 1023(2).2f. The works proposed to take place under the scheme will have a profoundly negative impact on the Knockmaree Estate and residents in relation to the following:

1. Noise Pollution

- a. Construction Phase – It is noted in Chapter 5 section 5.10.3 of the EIAR that the proposed construction hours are from 07:00 to 23:00 Monday to Friday. These hours are significantly longer than the current permitted construction hours by Dublin City Council (DCC). I believe these hours are excessive and great consideration should be given to the fact that these works are located directly next to a residential area and should not be permitted outside of current DCC construction hours of 07:00 to 18:00 (Mon-Fri). This is due in part to the nature of works required at this specific location including piling, excavation and breaking works that can reach a cumulative noise level of up to 83dB as noted in Table 9.28, Chapter 9. The applicant has also requested extended hours

5. Grounds

on Saturdays from 08:00 to 16:30 in addition to night-time and Sunday hours for specific elements of work. Once again, noting that the construction works will be directly next to a residential area and given sites typically commence preparation works prior to permitted construction hours these proposed extended, Sunday and night time hours are completely unacceptable and greater restrictions should be enforced.

- b. Long Term/ Operational Phase – The substantial loss of trees during the construction phase not only creates a negative visual impact on the Knockmaree Estate but will also result in the loss of the current acoustic screening from the traffic noise on the bypass. In addition to the daytime traffic noise, the current bus timetable provides a 24 hour service along this section of bypass which will most likely increase as a result of the Bus Connects project. The existing wall along the bypass provides little to no noise protection from the road and given the proposal will result in greater proximity to buses/ traffic and a new layby and bus stop directly adjacent to the existing apartment block, relocation of the layby/ bus stop in addition to acoustic screening will provide the best level of mitigation for residents.

It is unclear whether the amphitheatre shape of the Knockmaree development was taken into consideration during the noise surveys completed as part of the planning application. The loss of trees will cause an even greater amplification of noise coming from the bypass without the

5. Grounds

appropriate acoustic screening in place and therefore also warrants the relocation of the proposed bus stop.

2. Negative Visual Impact

- a. Loss of sylvan landscape – Chapter 17 of the EIAR notes the substantial removal of woodland which will be replaced by a hard concrete landscape. This sylvan landscape is a valuable green space providing an area of ecological connectivity and biodiversity in an urban setting. It is noted that the report does not include a detailed landscaping plan to understand how this will be replaced and to what extent once construction is complete. In addition to the lack of detailed landscaping plans it is also noted that the close proximity of the works to the existing adjacent apartment block will make it almost impossible to replace with similar to existing planting.
- b. Large Concrete Structure – Replacing the trees that will be removed as part of this process will be a large concrete retaining structure c. 10m in height. Whilst the EIAR has attempted to create a visual of the future installation in Photomontage 8, this model is a visual misrepresentation of the extent of the overly engineered concrete solution that will be visible 24 hours a day to the residents of Knockmaree. This will have a significantly negative impact as noted within the EIAR that will remain with residents beyond the construction phase. It is disappointing that the applicant chose not to represent the significant concrete structure from the perspective of Knockmaree residents that will replace the current green biodiverse landscape.

5. Grounds

3. Air Pollution – Due to the removal of a significant number of trees from the Knockmaree complex and greater proximity of traffic to the estate, reduced air quality will be experienced by residents and also reduce residential amenity. Similar to the enduring noise concerns, this would be best mitigated by the relocation of the bus stop.
4. Other
 - a. Light Pollution – the proposed night time works would require additional flood lighting for safety purposes of workers. This would cause great disruption for residents at the site boundary.
 - b. Vibration – the close proximity of the piling works will not only cause extensive noise but the impact on the structural integrity of existing apartment blocks and duplexes would be a concern and should be considered as part of the application.
 - c. Privacy – The Knockmaree Estate currently enjoys a great level of privacy from the bypass which in turn creates a sense of security for residents. Removal of the trees will now result in the estate being overlooked and greatly expose properties to all road traffic users resulting in a loss of this currently highly valued privacy but also reduces the level of security within the complex due to over exposure of assets.
 - d. Property Value – The decrease in visual and residential amenity as a direct result of the proposed works at this site will have a significantly negative impact on the value of the adjoining properties not only during the acute stages of construction but over the longer term.

5. Grounds

I request that my observations above are taken into consideration during the approval process of the Lucan to City Centre Core Bus Corridor scheme and adequate measures are put in place to avoid these negative implications for the residents of Knockmaree.

Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

You can insert photographs and similar items in your observation details: grounds (part 5 of this form).

If your supporting materials are physical objects, you must send them together with your observation by post or deliver it in person to our office. You cannot use the online uploader facility.

Fee

7. You **must** make sure that the correct fee is included with your observation.

Observers (except prescribed bodies)

- strategic infrastructure observation is €50.
- there is no fee for an oral hearing request

Oral hearing request

8. If you wish to request the Board to hold an oral hearing, please tick the “Yes, I wish to request an oral hearing” box below.

You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

No, I do not wish to request an oral hearing

Final steps before you send us your observations

9. If you are sending us your observation using **the online uploader facility**, remember to save this document as a Microsoft word or PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

This also applies to prescribed bodies sending an observation by email.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.

For Office Use Only

FEM – Received		SIDS – Processed	
Initials		Initials	
Date		Date	

Notes