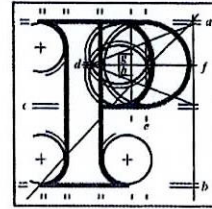


**Our Case Number:** ABP-316272-23

**Planning Authority Reference Number:**



**An  
Bord  
Pleanála**

Mrs. Marian Pau  
578 Woodview Cottages  
Rathfarnham  
Dublin 14  
D14X335

**Date:** 15 August 2023

**Re:** Bus Connects Templeogue/Rathfarnham to City Centre Core Bus Corridor Scheme  
Templeogue/Rathfarnham to 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 mean time, please contact the undersigned officer of the Board at [laps@pleanala.ie](mailto:laps@pleanala.ie)

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

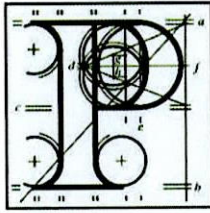
Yours faithfully,

Eimear Reilly  
Executive Officer  
Direct Line: 01-8737184

HA02

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

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



## 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

MRS MARIAN PAU

(b) Observer's  
postal address

578 Woodview Cottages, Rathfarnham, Dublin 14,  
D14X335

### 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

NOT APPLICABLE

(b) Agent's postal  
address

NOT APPLICABLE

## 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)

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

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

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

## 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 am a resident of Woodview Cottages, and my family have owned a property there for over 65 years. The architectural heritage houses are set in a conservation area with a rich history. I am deeply concerned about the proposed construction site and the effects it will have on the community, wildlife, and our health. Therefore, I wish to object to the continued/extended use of the Woodview Cottage Green space on the following grounds:

1. Health – I have major concerns for my health and others due to the levels of dust and other airborne pollutants that come from the active site. As the proposed site would be much closer to the houses and be active everyday into the night.  
Others and I use the hill to walk up to the shops and buses. The amount of added air pollution would be detrimental to my health.  
The site is causing noise pollution at the minute. If it was to be closer to the houses as proposed, it too would have a detrimental effect on my mental health. As works are due to start early in the morning, carrying on late into the night. It would be like living on a construction site.  
At the minute I can barely open my windows to let in fresh air due to dust and noise. This would be unbearable to live beside with the new proposed construction site. It is completely unfair to put this on our doorstep for years to come. This should not be allowed to be in a residential area.
2. Wildlife – There is a wide range of wildlife that can be seen using the green space and surrounding areas. Foxes and badgers have been seen crossing the green from the top of the hill to Bushy Park and back. Herons from Bushy Park also perch on our roofs and surrounding trees. Deer's have been spotted in the river by the houses.

Not to mention a vast variety of birds, bats, fish, insects, and plants that would be hugely affected by the noise pollution, air pollution, loss of habitat and possible water pollution. It would have devastating effects that these species my never recover from.

I have attached a copy of a notice that was attached to the red bridge. Its from Dublin city Council (DCC) Parks, Biodiversity and Landscape Services. It states that there will be some temporary closures of woodland paths over the summer to allow for maintenance work that had to be put on hold due to the disturbance it was causing wildlife and other issues. How would a construction site across the road help this? Surly it would only

## 5. Grounds

make it worse? Could you tell me, has an environmental survey been completed?

3. Loss of green space for residents and other users (AKA Spider Hill) – The green space has always been used by residents and passersby. It is used daily all year around for many reasons e.g., exercise, walkers, runners, dog walkers, families, ball games, picnics on the hill, relaxing, there is a keep fit class some evening, social gatherings for the community to name a few. My grandkids love to run, play, and roll down the hill. We love to see the daffodils coming up in the spring in the middle of the green. To take it away would affect so my people not just myself.

In my opinion it's the most beautiful place along the Greenway. Whatever way you look at it you, have a gorgeous view from Bushy Park over to Rathfarnham Village or alternatively a lovely view from the top of the hill looking over to Bushy Park.

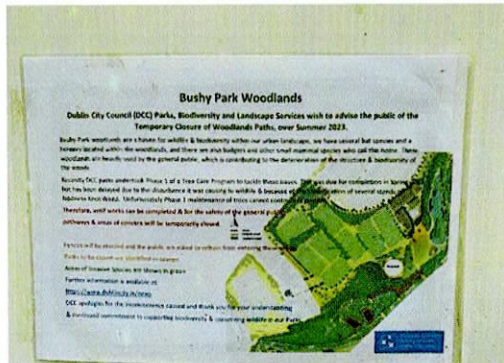
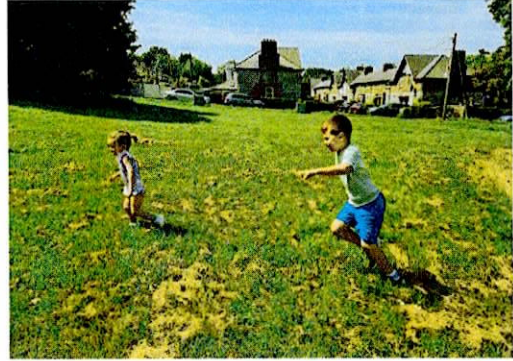
Either way it will be ruined for the foreseeable future with the construction site.

4. Flood prevention – over the years the river on occasion has flooded the houses. The green has always been a flood plain to help soak up the water. I am currently unable to get flood protection on my home insurance as my house has flooded from the river in the past. Increased risk of flooding is a huge concern to me.
5. Road safety and Traffic management – There is already a constant flow of large vehicles using the site. Added vehicles brings extra risks for people using the areas for walking, running, and cycling etc. The traffic would be increased to dangerous levels of large vehicles with added air pollution.

The road runs by the back of my house, it is already overlooked, I to dread to think what it would be like with even more trucks parking up and passing by.

6. Financial Impact/Timeline – The current works have issues as stated before. To take over the green space and continue works so close to the houses will significantly reduce the value of our properties. It would be an eyesore that would destroy a beautiful spot. As timelines have gone over in the past, it is unacceptable that this is proposed for the foreseeable future. As I've said before this should not be allowed to happen in a residential area.

## 5. Grounds



## 5. Grounds

**I grew up in Rathfarnha...**  
5.0K members [Join Group](#)

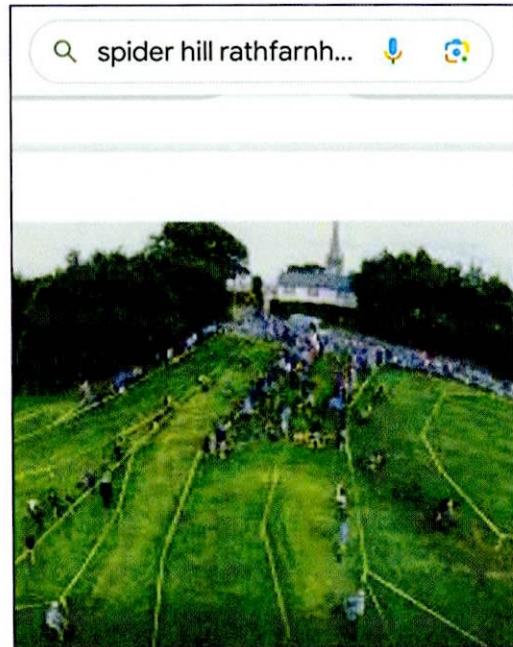
About sixty years ago - in more innocent times - Fairyland was the name given by Rathfarnham locals for Woodview Cottages. Why they got this name - I don't know. Was it that the houses looked so quaint and cosy? Many people back then did not either know that these houses existed or even where Woodview Cottages was, as they were nestled down at the furthest end of Church Lane hidden away from view, long before Dodder View Road \* was built in 1973; - so nobody could see them. When the road opened and people could finally see them - that was the end of Fairyland as a name.

*\*correction - John Collins*

*photo 1 - Patrick Healy (1978)*

*photo 2 & 3 - David Denny*

*photo 4 - unknown (2010)*

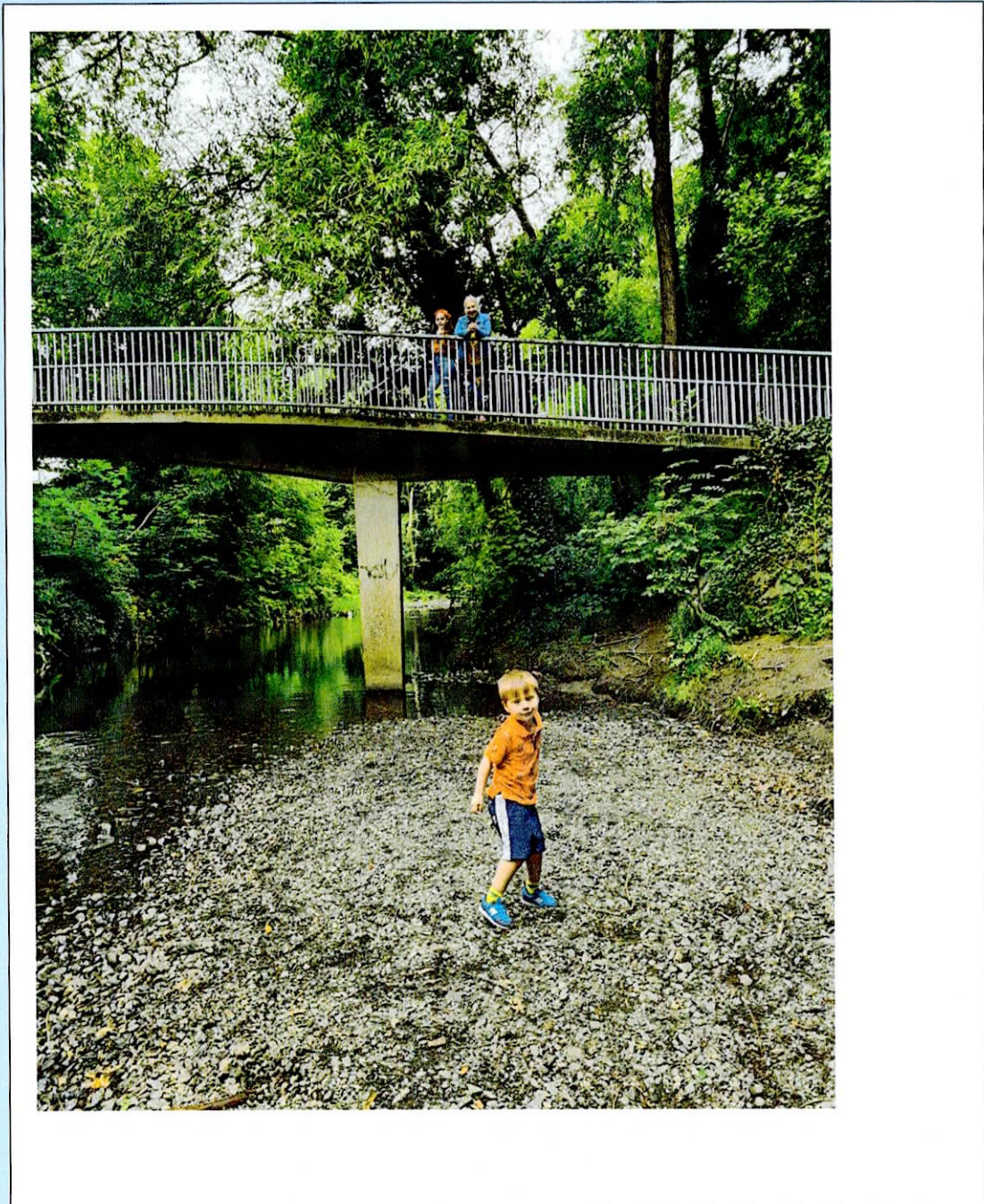


[Home](#) > [Tallaght](#)



*Mayor Peter Kavanagh at the opening of the new Dodder Greenway bridge in Rathfarnham with Danny McLoughlin SDCC Chief Executive; Minister for Transport and Environment, Climate and Communications Eamon Ryan TD; Anne Crane, NTA; Dave Hennessy, Assistant Director of the Southern Regional Assembly; Michael Mulhern, Director of Land Use Planning and Transportation and local TDs, councillors and residents Photo by Ben Ryan*

## 5. Grounds





## 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.

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**For Office Use Only**

<b>FEM – Received</b>		<b>SIDS – Processed</b>	
Initials		Initials	
Date		Date	

**Notes**