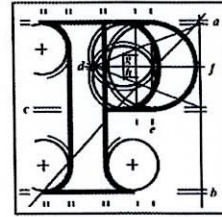


**Our Case Number: ABP-316272-23**



**An  
Bord  
Pleanála**

Rathfarnham Castle Residents Association  
c/o Joe Doddy  
1 The Woodlands  
Rathfarnham Castle  
Dublin 14

**Date:** 11 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 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 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

HA02A

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 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



## Rathfarnham Castle Residents' Association

Castleside Drive – Woodlands – Lakelands – Greenlands  
Parklands – Castlelands – and The Courtyard.

<b>AN BORD PLEANÁLA</b>	
LDG-	065332-23
ABP-	316272-23
27 JUL 2023	
Fee: €	50
Type:	CHQ
Time:	
By:	post

Joe Doddy  
Secretary  
Rathfarnham Castle Residents' Association  
1 The Woodlands  
Rathfarnham Castle  
Dublin 14  
087 2539311

26 July 2023

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

**Submission regarding proposed Compulsory Purchase Order  
BusConnects Templeogue / Rathfarnham to City Centre CBC  
Rathfarnham Castle Park plot List 1001(1).1f; 1002(1).1f and 1001(2).2f; 1002(2).2f**

Dear Sirs,

We, the Rathfarnham Castle Residents Association (RCRA) committee, represent the residents of Castleside Drive, a quiet area adjoining Rathfarnham Castle Park. We wish to object to the proposed compulsory acquisition of a large strip of the Park, which is an extremely important amenity for the area. The amount of the Park proposed to be taken is described in the Scheme documents as being "up to 10m width from an approximately 400m long section of existing roadside grounds at Rathfarnham Castle, including removal of roadside trees, boundary wall and entrance to grounds / park opposite Yellow House".

### Summary of Reasons for objection:

- (a) **Land Use and the Built Environment** –Rathfarnham Castle Park is situated at the very start of the proposed bus corridor. Taking a substantial amount of woodland from this Park, at a huge cost in terms of biodiversity and the environment, primarily to add an outbound bus lane, does not make sense. The area of woodland proposed to be taken is a quiet haven which is very unusual in such an urban setting and is particularly needed by people with sensory issues, autism etc.

**Sufficient bus priority for outbound buses could instead be achieved by installing bus priority signals – in particular, in terms of outbound buses, at the end of the dual carriageway beside Rathfarnham Village (at the junction with Butterfield Avenue). That would avoid the need to sacrifice the Woodland area.**



- (b) **Climate** – removal of carbon-absorbing, noise-absorbing and pollution-absorbing mature trees, bushes and undergrowth unnecessarily. There are very many mature trees situated just beside the boundary wall by the Grange Road which would be lost if these plans proceed.
- (c) **Flora and Fauna** –Rathfarnham Castle Park has an extensive number of species, including protected species such as bats, bees and frogs. Although the Woodland area only takes up a small part of the overall Park, it is essential in terms of its biodiversity. There are bat roosts in the Park which are protected by the Habitats Directive and it is essential that these are not disturbed.
- (d) **Landscape and Visual** – the removal of greenery and established trees would be very detrimental to the area. The Woodland Playground in the Park was recently refurbished and is extremely popular with local children. It is a peaceful, unspoilt, natural setting which is very unusual in such an urban area. The trees provide shelter and shade, so the area is highly valued in all seasons. The trees, vegetation and undergrowth give a real sense of being in the countryside, despite being so close to Rathfarnham Village.
- (e) **Noise, Vibration and Air** – the construction works themselves would cause a huge amount of disruption to the animals living in the park (frogs, bats, bees, squirrels, foxes, water fowl etc) as well as the users of the Park. The Woodland Playground is extremely popular with local children, schools etc. The proposal is that the road would in future be much nearer to the Playground and as so many mature trees would have been taken, the air in the Playground would be far more polluted and less suitable for children.

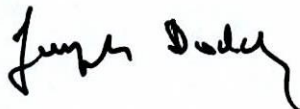
**Conclusion:**

The Park is a vital amenity for the area and its Woodland area should be protected. Bus priority for outbound buses at this 450m stretch of road could instead be achieved by using bus priority signals (at the junction with Butterfield Avenue at the end of the dual carriageway beside Rathfarnham Village).

Cheque appended

Please acknowledge.

Yours faithfully,



Joe Doddy  
Secretary, on behalf of the  
Rathfarnham Castle Residents Association.