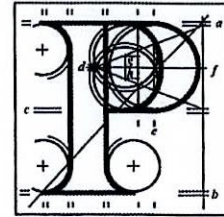


Our Case Number: ABP-316272-23

Planning Authority Reference Number:



**An
Bord
Pleanála**

Catherine Gaffney
571 Woodview Cottages
Rathfarnham
Dublin 14
D14NC43

Date: 16 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

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

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Name: Ms Catherine Gaffney

Address: 571 Woodview Cottages, Rathfarnham, Dublin 14, D14NC43

Contact details: gaffnec@tcd.ie or 0879917055

Submission Date: 13th August 2023

Submission/Observation regarding the Bus Connects Templeogue/Rathfarnham to City Centre Bus Corridor Scheme

An Bord Pleanála Case Reference: HA29N.316272

My name is Catherine Gaffney. I am owner and resident of 571 Woodview Cottages, Rathfarnham (D14NC43). I would like to lodge an objection against the proposed TR3 compound plans as part of the overall Templeogue/Rathfarnham Bus Connect Scheme.

The TR3 Compound proposed location is in the greenfield area along dodder vale road beside Woodview cottages across from Bushy Park. This is a residential area- with residents in the adjacent Woodview Cottages, Rathfarnham Mill and houses along Church Lane/Rathfarnham Village. To propose to locate a busy construction compound in such close proximity to us will negatively impact on us with regards to our health, social activities and day to day living. This greenspace is used by resident and community members for recreational activities and to exercise- this is of vital importance giving the small garden spaces in the adjacent houses and multiple apartments close by.

The proposed duration of the project is 2 years. This is a very long period of time to be without our greenspace/local amenity. However, I am very concerned the this is overly ambitious and hence this construction compound will be in situ for a much longer period of time than time. As residents, we have not been given any certainty on length of time the construction compound will be in situ. As you may be aware- a section at the end of the greenspace has been in use for the dodder greenway project since February 2020. As residents, we were advised that this project would take approximately 38 weeks to complete (as stated on planning permission notice erected on site). Even allowing for covid related delays, this project is now over 42 months since it was commenced/site opened.

As per the South Dublin County Council Development Plan, this greenspace forms part of an architectural conservation area, one of a small number in south county Dublin. The South County Development Plan 2022-2028 itself outline the policy of aiming to preserve and enhance the historic character and setting of the Architectural Conservation Areas and to carefully consider any proposals for development that would effect the special value of these areas. The greenspace has a rich biodiversity of flora and fauna including native Irish bluebells which I believe have been in this area in recent years- It will be impossible for this project to not negatively impact on this with likely permanent implications.

As someone living in very close proximity to the green area, I will in conjunction with my neighbours be very negatively impacted by the levels of noise and air pollution from the site. As mentioned above, I have had experience of this on a much reduced level in recent times- my car is covered in

dust if parked outside my house for any period of time, my windows constantly require cleaning to remove layers of building site dust. The proposed plan also specifies the 'storage' area will be located on the site closest to the woodview cottages- I are very concerned regarding my proximity on a daily basis to this area and proposed activities in it/items been stored there. From the perspective of noise, the sheer number of machinery involved in the project and plans to use the TR3 compound as the main construction compound will inevitably expose us to unacceptable levels of noise and vibration for the duration of the project. The environmental impact assessment report itself outlines that those of us living in close proximity to the proposed compound will be at times be exposed to levels of noise, vibration and air pollution which exceed recommended limits.

We are also concerned regarding parking space availability. We have a very limited number of parking spaces for our residents and village users. Given that TR3 compound is proposed as the main construction site, we are concerned that there will be an overflow of parking spaces required and workers may try to use our very limited parking spaces.

Flooding risks- As those of us who live here are aware, we have experienced significant flooding from from Dodder in recent times. Many of the residents on this road (Woodview Cottages) still cannot get insurance against possible flood damage. While the flood defense systems have been enhanced, given our close proximity to the dodder, a fast moving river- there will always be a risk of further flooding- the green area proposed for the TR3 construction site acts as a floodplain to absorb excess water- plans to have the area converted into a hard surface compound will prevent any absorption of excess water and increase our exposure and risk to future flooding. If we do experience flooding, are there plans to plan to compensate residents for such an event?

The Dodder Greenway project has been ongoing for some time and the local section is nearing completion. As part of this project, impact assessment reports were done, ecologists proposed several impact avoidance measures on the scheme including limited construction depths for pavements and bat friendly lighting. Bats and badgers among other species are known to live in the area. It is very disappointing to now see a proposal for the TR3 Construction site which will inevitably involve much more extensive disruption to the local environment and wild life from preparation of the construction site (likely disruption to flora and fauna), floodlighting and daily noise and vibration.

From the perspective on health and safety, we are concerned with day to day risks to children who play around the area, walkers, cyclists and car users. This is an older neighborhood, our elderly neighbors are also particularly vulnerable. Residents with medical issues particularly respiratory and allergic conditions have already felt the negative impacts of the much smaller construction site which has been in situ. In the long term, we will unfortunately only come to realize if living in close proximity to such a construction site will have had a negative impact on our overall health or increased our risks of medical conditions (physical and mental health). Should there be an environment accident onsite/unknown leakage or spillage/contamination of our local area or water supply- this will obviously have far and long reaching effects. As I live in 571 Woodview Cottages, I will be one of the most negatively impacted residents by this. I am very concerned of possible impact on my health and hearing in the longer-term.

I am a major supporter for enhancing of public services. I am very much in favor of enhancing our bus service both for the good of users and environment. However, I feel strongly that there are alternative more appropriate locations for such a large construction compound which would still be easily accessible to workers but not in such close proximity to a large number of residents and on a small precious area of greenspace used by the entire community. I would therefore very strongly urge you to consider the quality of life, health, safety and well being of local residents, community

users and children- our country's future before giving permission to locate the TR3 compound in this location.

Can you please acknowledge receipt of this objection.

Yours sincerely,

Catherine Gaffney

13/8/2023