

Alan & Fiona Fitzpatrick
42 Seven Oaks
Dublin 9

Date: 24 May 2023

Re: BusConnects Swords to City Centre Bus Corridor Scheme
Swords to Dublin 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. 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. **Please note, only affected landowners who are listed on the compulsory purchase order (CPO) schedule are entitled to make objections to the associated CPO application.**

Your submission made reference to a potential elaboration in the future. Please note in accordance with Article 217(4)(a) of the Planning and Development Regulations 2001, as amended, states that, without prejudice to Article 217(2)(b) a person who makes submissions or observations to the Board in accordance with this section shall not be entitled to elaborate in writing upon the submissions or observations or make further submissions or observations in writing in relation to the application and any such elaboration, submissions or observations that is or are received by the Board shall not be considered by it.

Teil	Tel	(01) 858 8100
Glao 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

If you have any queries in relation to this 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,


Sarah Caulfield
Executive Officer
Direct Line: 01-8737287

HA02A

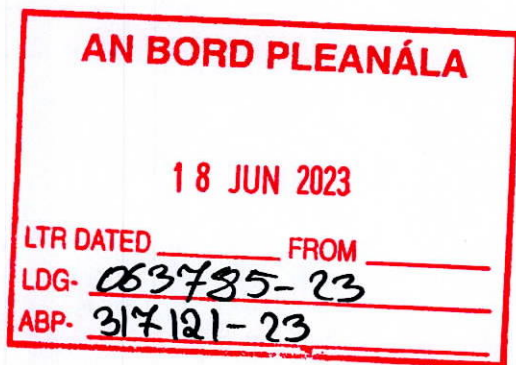
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18th May, 2022

Fiona Fitzpatrick

42 Seven Oaks,

Dublin 9

An Bord Pleanála,

Via email: sids@pleanala.ie

Re: Alan & Fiona Fitzpatrick, 42 Seven Oaks, Dublin 9. Ref CPO 2023 Bus connects Swords to City Centre Core Bus Corridor Scheme

Plot number 0.02098209.8 Community Dublin green area at Seven Oaks, Whitehall, Dublin 9

Dear Sirs,

Having reviewed the drawings and documentation, we object to the Compulsory Planning Order CPO and the Bus connects plans on the following grounds.

1. Permanent Land Acquisition

We object to the permanent acquisition of lands which appear surplus for the scheme requirements as set out in plans label 1174(1).1i

2. Temporary Land Acquisition

We object to permanent acquisition of land which appear surplus for the scheme requirements as set out in plans 1174 (2).1i

3. Noise

Inadequate information has been provided regarding the mitigation measures that are being proposed to control noise pollution, particularly bringing so much active traffic closer to our home as well as noise pollution during proposed works.

4. Proximity to our house

The proposed road runs very close to our house to such an extent that it will be difficult to reside in it as initially intended.

5. Inadequate details have been provided regarding measures such as speed bumps or any traffic calming measures as this road now runs even close to the existing pedestrian exit. Speeding on this part of the road at off peak times is already a serious concern without the proximity being closer.
6. Privacy and property safety.
The existing trees and distance from the road provide privacy to our house and was intended with the purchase, elimination of this and buses directly looking into the garden and home disrupts our safety and privacy.
7. Road closures
We object to road closures and the disruption this would cause. Severe traffic is already an issue and entering and exiting Seven Oaks is already virtually impossible due to obstruction of the yellow box. Assurances from bus connects must be given to minimise disruptions.
8. Clarification has not been made as to whether the existing pedestrian entrance will be affected to Seven Oaks due to proximity of the new proposed road and the safety of pedestrians.
9. Health and Safety.
Insufficient detail has been provided to assess the impact of the health and safety of my family and other access hazards as it affects our property.
10. Screening and planting
We object to the inadequate screening and planting being proposed.
11. Boundary treatment.
Inadequate detail has been provided regarding the type of boundary to be provided along the new CPO lines.
12. Lighting
Insufficient detail has been provided in the plans regarding the artificial lighting proposals along the new road.
13. Setback distances
The setback distances for buildings from the new roadway have not been clarified. This needs to be agreed as part of the design requirements and potential damage this could cause to our boundary wall and existing buildings
14. Services
We have not been provided with adequate detail to deal with impact on services.
15. Environmental Impacts
The proposed development will have significant adverse effects on the environment and the impact will be such on human beings, fauna and flora, soil water, air, climate, the landscape (severe lack of greenspace in the area), as to cause irreparable damage to the local environment.

16. Removal of trees.

Clarification has not been given regarding the demolition of trees and the effect this will have on the environment.

17. Communication

Despite the obvious affect the works will have due to the proximity to our property we have not received any communication from parties to inform of us the plan. This demonstrates a concerning lack of consideration as our first insight was the erection of the plans.

18. Temporary accommodation.

No attempt has been made to assist us with relocation to an alternative site during the works. We are required to work shift work involving emergency on call work in the hospital and sleep disruption will affect the ability to perform in a safe manner.

19. Viability and Value

The design of the road is such that to cause a severe negative impact on the viability and obtrusion of our home to such an extent that no amount of money will adequately compensate for the losses and damages to the operations and enjoyment of this home arising from the proposal of this new road. We have received no reassurance regarding works that may be required to our home such as sound insulation, erections required to maintain privacy and safety or damages caused by the works

20. Route selection

The proposed road selection could be more suitable located elsewhere in such a manner as to more adequately provide the service required to protect our health and safety and to protect the environment. This proposed plan for the level of disruptions will not provide an adequate relief to the volume of traffic as it just serves as a funnel into a bottleneck. Other adequate resolutions have not been explored. The scheme lacks imagination only serves disruption. A simple solution would be priority traffic lights for buses over cars to avoid the need to widen the road.

21. Legal, design and planning matters.

Such other legal design and planning matters as may arise following the Oral hearing

The information supplied by the Acquiring Authority is incomplete and may change, we therefore reserve the right to include other grounds of objection and to elaborate on the above listed grounds of objection and to elaborate on the above list. We request that details of an oral hearing be provided directly to us on the ground of the effects and the proximity to our dwelling/