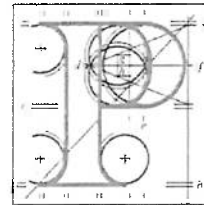


Our Case Number: ABP-317742-23



**An
Bord
Pleanála**

Alan Ashe
74 Patrician Villas
Stillorgan
Co. Dublin
A94TX22

Date: 06 October 2023

Re: BusConnects Bray to City Centre Core Bus Corridor Scheme
Bray to Dublin City Centre.

Dear Sir,

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,


Sarah Caulfield
Executive Officer
Direct Line: 01-8737287

HA02A

Tel	Tel	(01) 858 8100
Glaos 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

Alan Ashe

74 Patrician Villas

Stillorgan, County Dublin

A94TX22

[REDACTED]

[REDACTED]

05/10/2023

AN BORD PLEANÁLA	
05 OCT 2023	
LTR DATED	FROM
LDG- 067104- 23	
ABP- 317742- 23	

An Bord Pleanála

64 Marlborough Street

Dublin 1

D01 V902

Ireland

OBJECTION

Re: Concerns Regarding Case Reference Number 317742 - Loss of Trees and Adverse Impacts

Dear Sir/Madam,

I am writing to express my deep concerns and objections regarding **Case Reference Number 317742**, which pertains to the proposed changes in our neighbourhood, particularly the removal of mature trees that have been a vital part of our community for five decades. These trees have served as an essential safety protection barrier between our neighbourhood and a busy dual carriageway, providing numerous environmental, health, and safety benefits to the residents of Patrician Villas and Patrician Grove.

The mature trees, with their half-century of growth, play a multifaceted role in our community. They act as a safety barrier, absorbing dust, and wind, mitigating traffic noise, preventing flooding, and absorbing carbon emissions. Additionally, they provide clean air and contribute significantly to the local biodiversity, allowing ecosystems to thrive. It is vital to highlight that the replacement of these mature trees with saplings would take decades to restore the ecological balance that the proposed changes would disrupt.

Furthermore, as we face the challenges of climate change, with the Environmental Protection Agency (EPA) predicting an increase in the intensity of thunderstorms and heavy rain in Ireland, the role of

these trees in carbon sequestration becomes even more critical. Their removal would be counterproductive in our efforts to protect Patrician Villas and Patrician Grove from the adverse effects of future climate events.

The introduction of new traffic lights above the underpass, located approximately 100 meters from the existing crossroad traffic lights, raises concerns about the potential loss of air quality. Vehicles traveling at approximately 45km/h are expected to burn more fuel, significantly outnumbering low-emission hybrid buses. The mature trees that currently line the area have been our primary defence against pollution, effectively absorbing, filtering, and redirecting harmful emissions. The potential pollution from this added traffic is of particular concern to residents of all ages, with pregnant women and young children being particularly vulnerable due to their developing lungs.

The proposed direct access to the N11 dual carriageway from Patrician Villas poses a significant safety risk, especially for children who are familiar with the current setup. The ease with which children could potentially run directly onto the N11 is a grave concern and could result in serious injuries or fatalities. Additionally, this new access ramp may also invite animals to stray onto the road, increasing the risk of accidents.

The promotion of cyclist and scooter usage through this new ramp access further heightens the potential for injuries to residents. Moreover, the increased traffic flow may lead to property damage due to anti-social behaviour and pose an additional threat to residential motorists reversing from their driveways into a busier environment.

The anticipated additional vehicle stop-starts at both the Toucan crossing and the original crossroads will result in increased traffic noise. The trees and walls in Patrician Villas and Patrician Grove serve as natural sound absorbers, and the removal of these elements will exacerbate noise pollution. Exposure to loud noises can lead to annoyance, high blood pressure, sleep disturbances, and stress among residents.

The installation of a concrete ramp and staircase in front of the underpass will further reduce the available green space, significantly impacting recreational areas. The proposed footpath along the N11 will encroach approximately 2 meters into the length of Patrician Villas and Patrician Grove, further diminishing the limited green space available.

Moreover, the proposed changes are likely to reduce the exclusivity and privacy of N11-facing dwellings, making the area appear and feel like a shared public space accessible to individuals from surrounding localities. This may lead to an increase in traffic from commuters and other non-residents using Patrician Villas for parking while utilising public transport, which would be unacceptable.

Additionally, the proposed changes may diminish the views from residential properties. Studies have shown that green views reduce stress and antisocial behaviour, making them a valuable aspect of our community's well-being.

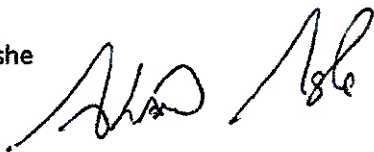
The potential loss of parking spaces for residents due to increased non-resident parking in Patrician Villas raises concerns about convenience and property values. Furthermore, these changes have the potential to reduce property values within Patrician Villas due to the loss of green areas, increased noise, reduced privacy, and other adverse effects.

Considering these substantial concerns, I respectfully urge An Bord Pleanála to reconsider the proposed changes in **Case Reference Number 317742**. I implore the Board to explore alternative solutions that prioritise the preservation of our community's environment, safety, and overall quality of life. I trust that An Bord Pleanála will conduct a comprehensive evaluation, giving due consideration to the voices of concerned residents and the importance of preserving the character and well-being of our neighbourhood.

Thank you for your attention to this matter, and I request that I be kept informed of any developments or decisions related to this case.

Yours sincerely,

Alan Ashe

A handwritten signature in black ink, appearing to read 'Alan Ashe', written in a cursive style.