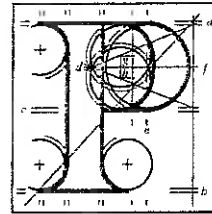


**Our Case Number: ABP-317742-23**



**An  
Bord  
Pleanála**

Andrew Peet & Others  
Lismara  
Leopardstown Road  
Foxrock

D18 X0C1

**Date:** 12 October 2023

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


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.

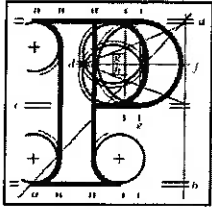
Yours faithfully,

  
\_\_\_\_\_  
Sarah Caulfield  
Executive Officer  
Direct Line: 01-8737287

HA02A

Teil (01) 858 8100  
Glao Áitiúil LoCall 1890 275 175  
Facs Fax (01) 872 2684  
Láithreán Gréasáin Website [www.pleanala.ie](http://www.pleanala.ie)  
Ríomhphost Email [bord@pleanala.ie](mailto:bord@pleanala.ie)

64 Sráid Maoilbhríde 64 Marlborough Street  
Baile Átha Cliath 1 Dublín 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

Bronwyn O'Farrell, Andrew Peet, Paul & Mary Cummins, Mary & Dermot Igoe, Pauline Corcoran, Billy Murphy, David Kingston, Susan & Jim Ryan, Hazel Rush, Niall King

(b) Observer's postal address

Lismara, Leopardstown Road, Foxrock, D18 X0C1

### 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

Click or tap here to enter text.

(b) Agent's postal address

Click or tap here to enter text.



## 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)

Click or tap here to enter text.

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

BusConnects Dublin – Bray to City Centre

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

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

N11 from Bray to City Centre – Whites Cross Intersection

## 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).

We are submitting this Observation as homeowners and residents who live on Leopardstown Road, Dublin 18. We are addressing the BusConnects Dublin – Bray to City Centre project as proposed by the NRA. Specifically, we are addressing the proposed changes to the Whites Cross intersection as shown in Volume 1 – General Arrangements Drawings, Sheet No. 25. The project proposes to eliminate all the current motor vehicle slip lanes.

For context, many of the homeowners on Leopardstown Road have been residents long enough to remember Leopardstown Road as a tree lined, quiet suburban road which fostered a close community among all the residents. However, the last 25 years have completely disrupted this tranquillity. The linkage of the M50, the growth of Sandyford Industrial Estate and South County Business Park, and the widening of Leopardstown Road through a CPO process have combined to increase traffic on Leopardstown Road to unsustainable levels. Everyone who lives on the Road now encounter daily difficulties in entering and exiting their premises due to the continuous flow of traffic from both directions. Importantly, traffic jams build up in both directions from early in the morning until the evening and last throughout the day. These developments have increased noise levels in the neighbourhood substantially and the smell of petrol fumes continuously permeates our homes and gardens.

## 5. Grounds

Also, the increased levels of pedestrian and bicycle usage of Leopardstown Road now also present a daily risk to residents entering and exiting their homes. All residents have had more than one 'close call' with cyclists and pedestrians when trying to enter into traffic.

The traffic pressure on Leopardstown Road will only increase in the coming years. The proposed residential development of 400+ apartments on Leopardstown Road on the lands of 'St Joseph's House' and the new Educate Together school for 1,000 pupils proposed at the Abeline House site on Newtownpark Avenue will significantly increase vehicle, pedestrian, and bicycle traffic going through Whites Cross and impacting Leopardstown Road.

All of this traffic and its intensity are all channelled into Whites Cross which consists of four main arterial routes linking large parts of South Dublin. The main impact of the elimination of the motor vehicle slip lanes will effectively slow down a larger number of cars using the intersection.

- When travelling north on the N11 to turn left onto Leopardstown Road, the introduction of a filter light with no slip lane will lead to a larger number of vehicles waiting to make the turn.
- When travelling east on Leopardstown Road to turn left onto the N11, the elimination of the slip lane will increase the amount of traffic waiting to get through the intersection. Traffic build-up in this direction almost always extends to the Westminster Lawn entrance and occasional as far back as Torquay Road.
- These same dynamics exist on the two other corners of the intersection. And, again, the opening of the school will place an

## 5. Grounds

additional burden on the intersection resulting in more cars going more slowly.

- The number of motorists who cut through local residential neighbourhoods of Westminster and Torguay Woods to avoid Whites Cross will continue to increase. This happens consistently already but the number of motorists doing this will only grow.

We understand and acknowledge the need to reduce dependency on cars to positively impact climate change. We also recognise that enabling greater pedestrian and cyclists' use of road infrastructure is part of the long term solutions for a greener way to live.

However, we ask An Bord Pleanála and the National Transport Authority to recognise, consider, and positively address the needs of local residents and the impact that the Bus Connects plan will have on our lives. As described, Leopardstown Road already presents significant challenges for us in:

- Inadequate pedestrian crossings
- Increasing difficult and risky entrance and exit from our homes
- These risks are not only from vehicle traffic but bicycles and scooters crossing our entrances at pace.

The elimination of the motor vehicle slips lanes at Whites Cross will, ultimately, only make all these challenges worse. There will be more vehicle using the intersection, at a slower pace, which will have a direct impact of the quality of our lives. We ask that the current road infrastructure of Whites Cross to remain in place.

## 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**