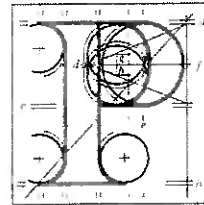


Our Case Number: ABP-317742-23



**An
Bord
Pleanála**

Councillor Marie Baker
38 Avondale Lawn
Blackrock
Co. Dublin
A94 X6V3

Date: 06 October 2023

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

Dear Councillor,

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,

PP Klaudia Wiercinska
Sarah Caulfield
Executive Officer
Direct Line: 01-8737287

HA02A

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Councillor **MARIE BAKER**

38 Avondale Lawn, Blackrock, Co. Dublin A94 X6V3

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Bray to City Centre Bus Connects Proposal

Bord Pleanála Case reference: KA27.317780

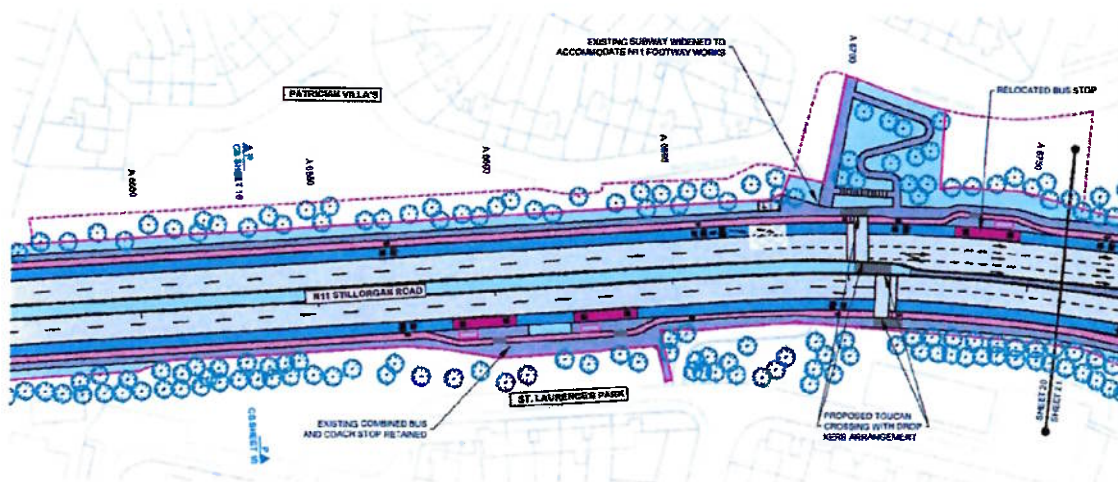
To whom it may concern,

I wish to make the following observations in relation to case KA27.317780. I am an elected public representative for the Blackrock Ward on Dun Laoghaire Rathdown County Council. My comments relate to two separate sections of the application, namely Patrician Villas/N11 and South Park pedestrian link.

Patrician Villas

There are a number of proposed changes to the current layout that will cause significant impact on the residents of this estate.

- In the vicinity of Patrician Villas, the main interventions will be as follows:
- Relocation of the existing bus stop from the southern side of the nearby junction with Stillorgan Park Rd/Kilmacud Rd Lower to the location shown below adjacent to Patrician Villas.
- The addition of a new Toucan Crossing across the N11 as shown.
- A new footpath is also to be provided alongside the N11. Presently, there is just a cycle lane alongside the N11 at this location and no footpath.
- Because of the level difference between the N11 and Patrician Villas, a new stepped and accessible ramped access is to be provided as shown below to connect Patrician Villas to the new footpath, bus stop and Toucan Crossing.
- The existing underpass is being retained and will be lengthened slightly to accommodate the new footpath area above it.
- As the N11 at this location already has bus lanes and cycle lanes in place, the additional land take required alongside Patrician Villas will be limited to that required for the new footpath of approximately 1.8m in width.
- CPO of land for new footpath, ramp/steps and underpass extension.



My observations

- Moving the bus stop brings a large increase in the volume of pedestrian and vehicular traffic into the estate, both from bus users and vehicles dropping off and collecting bus customers. This increase in traffic will affect this quiet estate. The new bus stop location is at a gap in the trees so that the volume of noise will be severely increased without any noise mitigating measures.
- The new toucan crossings will result in noise from the audible bleeps, there are a number of homes within easy earshot of this location who will be affected by the sounds day and night.
- A new footpath is included in the design which is unwarranted as no homes lead onto N11 on this section of roadway.
- The inclusion of the new footpath will result in a 50% loss of trees along the road edge according to drawing 23 of the Landscaping General Arrangements. This is too high a price to pay for the loss of these trees that provide privacy, noise abatement and pollution filtering.
- Due to the level changes between the N11 and Patrician Villas, steps and a ramp would be needed to link the areas. These steps and ramp will erode the green space used by children from the estate.
- The current underpass is poorly maintained, I believe it is owned by the NTA, but they take little or no interest in its upkeep. This needs to change if the underpass is to be increased in size.
- In the Fencing and Boundary Treatment section, drawing 23, the drawing is overlaid with a box stating that "This drawing contains no design content". It is highly unfair to give no design concept.
- The Patrician residents are a wonderful community who have made great strides in recent years to improve the appearance of their estate, they have planted an orchard of fruit trees on the embankment with the N11. I trust that this orchard will be protected if these plans progress.

South Park pedestrian link from N11

The proposal includes the breaking open of a cul de sac to provide a pedestrian link with the N11. Please refer to drawing 46 of the Location Maps. The link is to be provided between houses numbered 114 and 116A.

My observations

- When this estate was built in the 1960's, the residents were assured that the cul de sac would remain in place. Mounds and trees were put in place to provide noise and pollution abatement and guard against flooding.
- This cul de sac is used by local children who are free and safe to play on the roadway. If this link is put in place the road would be unsafe with traffic from vehicles leaving off and collection bus passengers, as well as cyclists and scooter traffic.
- The neighbouring road, Beech Park has an existing link to the N11, so to make a second link seems like a complete waste of public money.
- To breach this cul de sac would be unfair to local residents and will impact on their quality of life.

Please consider my observations when you are adjudicating on this application.

Yours sincerely,

Maie Baker