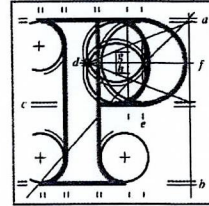


Our Case Number: ABP-317742-23



**An
Bord
Pleanála**

Edward and Noirin Gahan
Carrigfern
Dublin Road
Shankill
Dublin 18
D18 R7V7

Date: 27 September 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 (including your fee of €50) in relation to the above-mentioned proposed road development and will take it into consideration in its determination of the matter.

Please note that the proposed road development shall not be carried out unless the Board has approved it or approved it with modifications.

If you have any queries in the mean time, 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

HA02

**Teil
Glaó Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost**

**Tel
LoCall
Facs
Website
Email** (01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

**Edward and Noirin Gahan
Carrigfern
Dublin Road
Shankill
Dublin 18
D18 R 7V7**

20th September 2023

**An Bord Pleanála
Strategic Infrastructure Division
64 Marlborough Street
Dublin 1
D01 V902**

Re: Our Observation and Concerns Re Bus Connects Bray to Dublin Plan and the impact to our home located at Carrigfern, Dublin Road, Shankill, Dublin 18, D18 R7V7 - CPO Ref No.1171 (1).1e

To An Bord Pleanála,

We are writing to ask An Bord Pleanála to examine in detail the proposed works by Bus Connects to replace the existing footpaths and build a new footpath ramp onto the road at the junction of the Dublin Road and Rathmichael Woods in Shankill – as identified on Sheet 42 of the proposed plans. The proposed new footpath and ramp is located in front of and adjacent to our home (noted above).

We have some concerns regarding the demolition work adjoining our very old west wall and the impact it may have on the wall's foundation. I understand that the wall dates back to the first decade of the 20th century. Additionally, the proposed new ramp and the new road construction may cause damage to the root structure of our two mature Beech trees (60 plus feet), which are located on our property adjacent to the Dublin Road and Rathmichael Woods. We had an arborist examine our two beech trees about one year ago and he stated that no building or construction should be allowed within 20 feet of the root structures as it could compromise the trees' overall health and stability. Both trees are currently in a very healthy state, are specimen trees, contribute to biodiversity and add to the character of the local Shankill Village area. We do not think it wise to disturb the immediate surroundings of the trees as any construction work could compromise the current healthy state of both trees. Should the trees become unstable, it could result in structural damage to our house longer term. See attached photographs for your reference and assessment of any potential damage due to construction.

Finally, the entrance to Rathmichael Woods Estate is also the road where we access our property. With the construct of the new ramp we want to ensure that our driveway remains a safe entry and exit point. Therefore, we would propose the placement of the large rock identifying Rathmichael Woods be moved either to the opposite side of the entrance to Rathmichael Woods or be moved further down the access road on the green area at the east side of the access road. However, if the rock is placed in close proximity to our driveway it will block our view of both roads (Dublin Road and Rathmichael Woods) causing safety concerns for pedestrians, cyclists and vehicular traffic. Perhaps a signpost would be a safer option, thereby eliminating the need for any large rock placement.

We currently understand that the Green Area outside our home is owned by Noonan Construction, however when we contacted their firm they informed us that they had passed ownership to Dun Laoghaire County Council as "Taken in Charge".

Please review our observations and advise if you require any additional information. We'd be happy to provide you with additional information, if needed.

Thank you for reviewing and considering our observations.

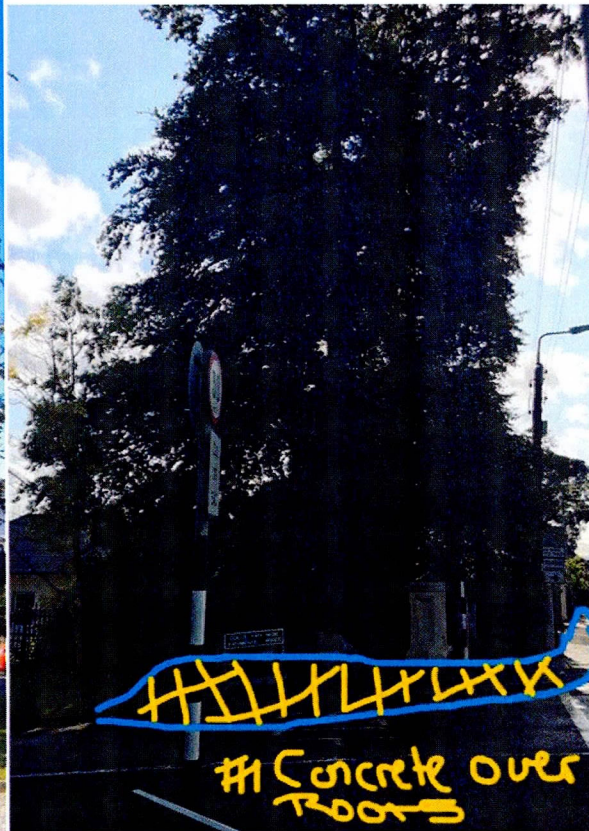
Kind regards

**Edward and Noirin Gahan
Impacted Homeowners**

Pictures of impacted Beech Trees on our property and the local environment by Bus Connects proposed Concrete Ram :



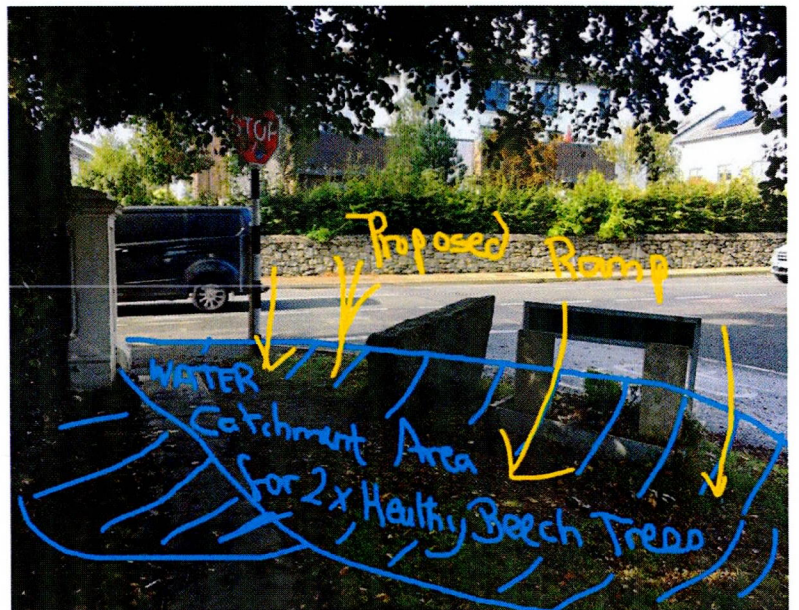
Access Road to our home.



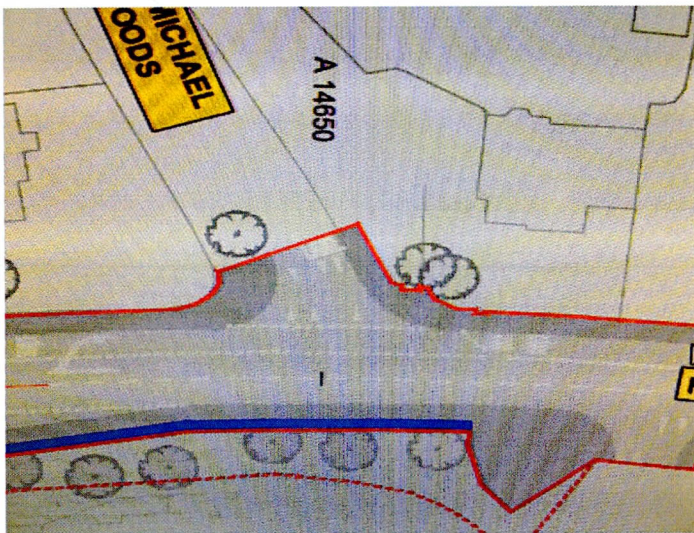
**Junction of Dublin Road and Rathmichael Woods
outside our home. Shankill (Sheet. 42).**



View from Dublin Road down onto Rathmichael Woods access footpath to our Home under the Canopy of our two mature 45+ft high Beech Trees.



Area for proposed Concrete Ramp covering up an Important Source of Water for our two large Beech Trees (Sheet 42).



Our Trees have been scaled down by planners when they are two of the biggest beech trees in the neighborhood