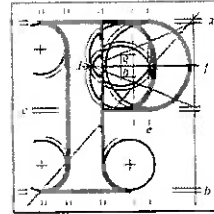


Our Case Number: ABP-317742-23



**An
Bord
Pleanála**

Fionnuala & Noel Gilchrist
8 Woodbank
Shankill
Dublin 18
D18 HY91

Date: 16 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.

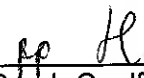
Please note that the proposed road development shall not be carried out unless the Board has approved it or approved it with modifications.

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

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
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64 Sráid Maoilbhride	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Fionnuala & Noel Gilchrist
8 Woodbank,
Shankill,
Dublin 18
D18 HY91

An Bord Pleanála (Strategic Infrastructure Division),
64 Marlborough Street,
Dublin 1
D01

V902

10th October 2023

Dear

Sirs,

Madams,

Re: Objection to Compulsory Purchase Order of Lands as part of Bray to Dublin Bus Connects Scheme at Woodbank Shankill.

As residents of the Woodbank estate we object to the Compulsory Purchase Order of Lands at Woodbank, Dublin Road, Shankill, Dublin 18 as part of Bray to Dublin Bus Connects Scheme.

Reasons for Objecting

1. Lack of clarity on the preservation or destruction of trees, hedges, and hedgerows
2. Alternative options not considered at the time
3. Viability of the Bus Connects Plan
4. Impact to the existing Woodbank estate
5. Disturbance during construction
6. Cyclists are not accounted for through Shankill village

We kindly request that the below points are considered when reviewing this objection application. While we understand that there is a need for the improvement of transport in the greater Dublin area, we would like the development to be appropriate for the area and allow current and future residents to have the full enjoyment of their home. We do not feel that the current Bus Connects plans addresses this and will disproportionately impact on Woodbank residents and while it does not optimally facilitate travel through Shankill.

1. Lack of clarity on the preservation or destruction of trees

There is no clarity available in the plans in relation to the retention or destruction of trees in both the temporarily and permanently acquired lands. Can clarity be provided on if the trees in Woodbank are in the temporary or permanent acquired lands? If in the temporary lands, can clarity be given on if the trees will be protected during the temporary acquisition or if the trees are to be felled? If the trees are to be felled, will replacement trees be planted when the lands are returned to the Woodbank estate. The same comments apply to hedges and hedgerows. The destruction or not needs to be clarified as part of this CPO to allow us as residents to assess the impact this will have for the enjoyment of our residence.

2. Alternative options not considered at the time

Plans for bus routes along the dual carriageway/M11 do not appear to be considered when the plans for Bus Connect were put together. Can the plans for Bus Connect Scheme be reviewed to consider if there are duplication of similar plans/bus routes that have not been considered? The rationale for this review is to ensure that the Bus Connect Scheme is going to achieve the planned increase in transport times through Shankill and the purchase of lands at Woodbank will be in vain. Further to this, we request that this is reviewed to ensure that the costs to the public are not excessive due to the additional of an alternative/duplicate offering.

3. Viability of the Bus Connects Plan

The Bus Connect plans are for 2x cycle lanes, 2x bus lanes, 2x general lanes to reduce times and traffic jams. However, this is only being done between the roundabout at Loughlinstown to just past the Woodbank estate and then again at the far side of Shankill. There is only 2x general lanes going through Shankill village. This will result in traffic jams outside the Woodbank estate where the 2 lanes merge into one until the far side of Shankill.

Further to this, there are plans to introduce traffic lights, remove the roundabout and change the layout and access points at the roundabout at St. Annes church. This will result in traffic travelling to Corbawn and to the Lidl shopping centre having to go into the same road that currently has traffic jams at key hours. There will be a new filter lane but this lane will only be for part of the road and will be unable to serve all the traffic taking that turn. I would suggest that this traffic jam will compound the traffic jam created by the merging of lanes in the previous paragraph.

4. Impact to the existing Woodbank estate

This has an impact on the estate overall, there have been several residents who back onto the proposed development that have sold their properties due to the planned development of the Bus Connects scheme and this has impacted on the property value for the houses that share a boundary with the planned CPO lands and therefore is impacting on the valuation of properties in the entire estate.

Further to this the reduction in the availability reduces the ability for us to enjoy our common outdoor space and the felling of trees reduces adequate levels of privacy to our home. For example, people will be able to look into our house from the road which was not possible previously.

5. Disturbance during construction

We have lived in Woodbank for over 6 years and in that time we have lived with a construction impacting on our enjoyment of our home almost the entire time. First the completion of the Woodbank estate itself and since then the clearing and development of the Stonebridge estate. These impacts include noise and dust pollution as well as a rat infestation in the Woodbank estate resulting from the Stonebridge estate ground works. Works for Stonebridge continue at pace and include weekend work. There are limited times when we can enjoy peace and quiet in our garden or in our house with open windows and we do not want to spend the next few years living with further large scale disturbances.

It is not clear from the CPO or the information available from Bus Connects as to the approach to the building works. The recent Stonebridge development resulted in multiple road closures and traffic disturbances due to siteworks. This has potential to be hugely

impacting to the traffic and accessibility of the estate if not appropriately planned or communicated to the residents in the vicinity.

6. Cyclists are not accounted for through Shankill village

Thank you for your time reviewing our concerns. We trust that these points will be given due consideration while carrying out the planning application review.

Kind Regards,
Fionnuala & Noel Gilchrist