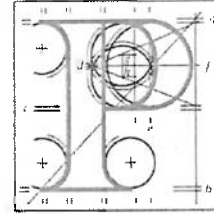


Our Case Number: ABP-317742-23



**An
Bord
Pleanála**

Jo Armstrong
30 Patrician Villas
Stillorgan
Co. Dublin

Date: 17 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 observation or submission in relation to the case mentioned above 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 be advised that copies of all submissions / observations received in relation to the application will be made available for public inspection at the offices of the Local Authority and at the offices of An Bord Pleanála when they have been processed by the Board.

For further information on this case please access our website at www.pleanala.ie and input the 6-digit case number into the search box. This number is shown on the top of this letter (for example: 303000).

Yours faithfully,

Sarah Caulfield
Executive Officer
Direct Line: 01-8737287

BL50A

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 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

AN BORD PLEANÁLA

LDG- 067487-23

ABP- BL-002335-23

10 OCT 2023

Fee: € 50.00 Type: CARD

Time: 14:28pm By: HAND

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

6 October 2023

Re: **OBJECTION TO NTA'S COMPULSORY PURCHASE ORDER & DEVELOPMENT WORKS AT
PATRICIAN VILLAS, STILLORGAN, CO. DUBLIN**

BRAY TO CITY CENTRE BUS CORRIDOR SCHEME

Dear Sir/Madam,

As a longtime resident of Patrician Villas, Stillorgan, Co. Dublin, I'm writing with my objections to the proposed development works in this estate under the above scheme and I would be grateful if you would consider them.

The following are my objections and concerns.

1. Tree Removal & Environmental Impact

The proposal is to take land from within the boundary fence of Patrician Villas to accommodate the widening of the N11. A new pedestrian path is to be developed inside the boundary fence of the estate, running the full length of Patrician Villas, parallel to the N11. The development involves the removal of a large volume of mature trees & shrubbery from the estate, which currently border and separate it from the busy N11 dual carriageway.

Background: These trees were originally planted as a buffer from traffic pollution & noise of the then, newly constructed N11 dual carriageway, which bypassed Stillorgan village. Works on the carriageway commenced in the mid 1970's when the local playing fields, trees & green spaces used by this community were removed to accommodate it. The estate's road was rerouted via Stillorgan Park and the path to the village was replaced by the underpass for pedestrians & buggies etc.

The loss of such an amenity had a negative environmental impact on this community. However, different residents' associations, committees, and individuals over many years, have worked tirelessly to create a safe, clean & attractive environment for all to enjoy and live in.

Current Status: The border of mature trees was planted to mitigate the environmental loss to the estate & to protect it from future heavy traffic pollution and noise. These trees now over 40 years old, have matured and play a vital part in mitigating the effects of traffic pollution, noise and climate change. Researchers believe that a single tree living 50 years contributes about €250,000 to the community during its lifetime. <https://crann.ie/trees/why-important-plant-trees-hedgerows/>. As well as absorbing greenhouse gases, supporting biodiversity, it's also providing oxygen, recycling water, regulating humidity and controlling air pollution.

With a huge increase in traffic volume, since the mid 1970's and with the current largescale development of apartments in the surrounding vicinity, these trees, are needed more than ever to protect the health and wellbeing of this community and all the biodiversity it supports. Their removal at a time of climate change would have a negative impact on the estate and its residents.

2. Proposed Pedestrian Path

The proposed path replaces the original pedestrian path on the N11 & as described above will involve the destruction of many of the trees along the border of this estate. However, an alternative plan, that might be considered, would be to retain the original pedestrian path along the N11, but reduce it in width where possible. A new cycle lane can be created on the road, with traffic lanes accommodated by making use of the centre grass median on the N11. A solution, where mature trees are not destroyed, and all traffic is accommodated.

3. The Underpass and Anti-social behaviour

The underpass is the most convenient option for pedestrians & people with young children in buggies etc, to access the village of Stillorgan. Negotiating a busy dual carriageway is daunting even with traffic lights. Under this scheme, the underpass is to be extended, to allow, for the proposed pedestrian path to cross above it, with a ramp and steps leading down to it from the overhead N11.

This extension will reduce light within the underpass, making it less safe. Currently there is some anti-social behaviour in the underpass with people (not from the estate) congregating there to drink at nighttime, leaving litter & empty beer cans behind.

The NTA has responsibility for the underpass but unfortunately it has not maintained it sufficiently over the years, it's not cleaned often enough, and rarely repaired or painted. Members of this community give up their free time to clean it, providing a safe environment for all that use it. However, this will not be sustainable with an increase in people, litter and anti-social behaviour (if the proposed development goes ahead) and needs to be addressed urgently. As this is the main pedestrian access to the village, it needs to be safe and accessible for all.

4. High Risk of Accidents - Ramp & Steps with direct access to N11

A ramp and steps are to be constructed in a green area currently used by children as a play area & enjoyed by the community as an open green space. The ramp and steps have direct access to a very busy N11 dual carriageway. There is a high risk of children running directly out onto the busy road and being seriously injured. Animals too can stray onto the main road causing accidents. This needs to be taken into account.

The ramp is likely to be used as a short cut by speeding cyclist & those on scooters, causing accidents and collisions with people in the estate, this is not acceptable.

The intrusive structure itself will destroy a green area and destroy the quality of life for residents, especially those who have worked so hard to nurture and develop it, with the support of DLRCC. This development will remove a lovely amenity & play area for kids and a safe, pleasant hang out area for young teenagers in the summer months. It is an open green space, something that is becoming very rare and should be preserved.

5. Relocation of the Bus Stop & Toucan Crossing

The relocation of the bus stop, on this section of the N11, will lead to an increase in noise & pollution due to emissions.

It will also lead to more cars coming into the estate, using it as a pickup/drop off point, or park and ride, blocking the path of the underpass and access to people's homes, which currently already takes places. This can cause frustration for those living here.

6. Consultation

I'm not aware of any consultation by the NTA or the council, with residents in Patrician Villas regarding these infrastructure works in the estate, prior to the CPO notice that was erected. This development directly impacts the lives of the people in this community and therefore should have been consulted.

I hope you will consider my objections and the negative impact this development will have on this community and the natural environment.

Included with this letter is payment of €50 observation fee.

Yours sincerely,

Jo Armstrong

Resident
30 Patrician Villas
Stillorgan
Co. Dublin