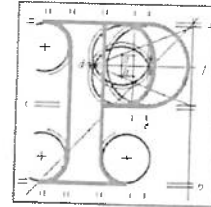


Our Case Number: ABP-317742-23



**An
Bord
Pleanála**

Kathleen Lee
65a Patrician Villas
Stillorgan

Date: 09 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.

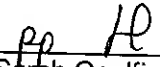
Please note that the proposed road development shall not be carried out unless the Board has approved it or approved it with modifications.

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

Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

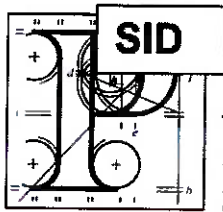


Sarah Caulfield
Executive Officer
Direct Line: 01-8737287

HA02A

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	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

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

Kathleen Lee

(b) Observer's postal
address

65a Patrician Villas, Stillorgan, Co. Dublin

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)

317742

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

Bray to City Centre Core Bus Corridor

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

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

On the N11 at Patrician Villas, Stillorgan

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).

This submission is made in objection to the Core Bus Corridor to Dublin city centre, coming from Bray, and in particular to that part concerning the N11 adjoining Patrician Villas. I wish to raise a number of concerns which I believe warrant addressing by the applicants and An Bord Pleanala.

The relocation of the bus stop: It is intended to relocate the present bus stop (4571) from its location at the top of Stillorgan Grove to a point further north, directly adjoining Patrician Villas. No clear reason is given for this relocation and it is submitted that the relocation will inconvenience both residents of Patrician Villas and commuters using the bus stop. If this change is to proceed a compelling reason should be provided for same.

Further delays to Traffic: It is intended that this new bus stop will be served by a new crossing on the N11 at this point. As this is currently a junction not 100 yards south this will result in the build up of traffic along the N11 emitting files as it attempts to pass two traffic sequences in quick succession. This makes no sense from any point of view - Drivers will be inconvenienced while those of us living beside the intended development will be subject to cars loitering

5. Grounds

for longer with the resultant emissions this brings. Individuals with respiratory issues will be subject to further discomfort and negative health outcomes.

Tree Removal: As part of the development it is indicated that a large number of mature/semi mature trees will be removed. As things stand these trees act as a sound barrier sparing residents the worst of the noise from the N11 and acting as a filter for emissions. The removal of these trees will increase noise levels and emissions, this further exacerbated by the above mentioned double junction that is proposed. Additionally, the removal of mature trees and the surrounding bush will have a negative impact on the wildlife that resides there, most notably the foxes that are a regular feature of the area, but also the countless insects and birds that use the area for shelter and feeding.

Congestion: It would not be unwarranted to expect that Patrician Villas would be used as a 'park and ride' type facility for some commuters intending to use the new bus corridor. Taken too far this may see the roads herein clogged up with cars for large parts of the day, impeding residents and potentially blocking access for emergency vehicles.

The Residents Association has done great work in recent times improving Patrician Villas. All these efforts are now threatened to be undone by this proposed development. It is therefore requested that the matters above are given consideration before a decision is reached,

Yours sincerely,

5. Grounds

Kathleen Lee

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.

For Office Use Only

FEM – Received		SIDS – Processed	
Initials		Initials	
Date		Date	

Notes