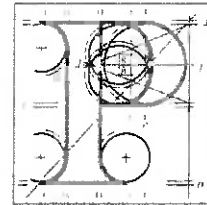


EF

Our Case Number: ABP-317742-23



**An
Bord
Pleanála**

Maeve Muckian
35A 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

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 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

35A Patrician Villas,

Stillorgan,

Co. Dublin

6th Oct 2023

Re: Bord Pleanála Case reference: HA27.317742 Compulsory Purchase Order for Lands at Patrician Villas

Dear Sir/Madam,

I am writing to formally express my objection to the proposed Compulsory Purchase Order for the lands at Patrician Villas. I have several significant concerns about the plans to remove mature trees to build a concrete path in a recreational green area to facilitate the relocation of the bus stop at Stillorgan Park. I am also concerned about the proposed 'Toucan' crossing across the N11.

1. Removal of Trees

The trees and shrubs were planted over forty years ago to protect the residents of Patrician Villas from the noise, the dirt and other pollutants when the National Primary Route (N11) was built. These trees protect our estate by performing a crucial role in maintaining air quality by absorbing carbon dioxide and releasing oxygen. Trees are irreplaceable, their removal would significantly impact the local ecosystem and reduce the air quality in our neighbourhood. The trees perform an important function in absorbing rainfall, we have had significant rainfall this year and this is expected to continue for the foreseeable future. The shrubbery provides a natural habitat for local wildlife and contributes to biodiversity. Its removal would disrupt the delicate balance of our local ecosystem.

2. Loss of Green Recreational Area

It's a place for our children to play, a place for young people to meet and sit during the summer. The proposal will turn this area into a footpath and cycle lane and increase the flow of people through the area along with all the problems that increased footfall will bring. Cyclists from the N11 will have access to this cycle lane and are likely to speed through the area creating a danger to all residents.

3. New Toucan/Pedestrian Crossing, moving the bus stop.

The proposed new crossing is a waste of resource as it does not achieve any function that is not already achieved and is contrary to Government Policy to have a circular economy which does not engage in unnecessary waste. We already have an underpass beneath the N11 to allow cyclists and pedestrians to safely cross the road. The new footpath along the N11 proposes pedestrian access directly from Patrician Villas to a busy National Primary Route, I believe that this poses a danger to the public. **There is no safer way to cross this busy dual-carriageway than through the underpass.**

There is already a bus stop and pedestrian lights at the Stillorgan Park junction. Patrician Villas is traditionally a low-traffic neighbourhood and the proposed changes would increase traffic flow in the area as people drive in and out to meet people going to and from the proposed new bus stop.

I respectfully request that An Bord Pleanála conducts a comprehensive review of the objections and considers the impact on our community and the environment proposed by this plan. I believe there are alternative solutions and encourage the NTA to consult and work alongside the residents to achieve a better proposal for all.

Yours faithfully,

Maeve Muckian