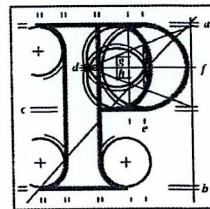


Our Case Number: ABP-317742-23



An
Bord
Pleanála

Michael & Sophie Whelan
24a Patrician Villas
Stillorgan
A94 X027

Date: 22 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

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Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

AN BORD PLEANÁLA

21 SEP 2023

LTR DATED _____ FROM _____

LDG- _____

ABP- 317742-23

Michael & Sophie Whelan
24a Patrician Villas
Stillorgan
Co. Dublin
A94 X027
21/09/2023

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

Re – Objection to CPO for Patrician Villas, Stillorgan, Co. Dublin & Proposed Scheme Bray to City Centre Core Bus Corridor Scheme 2023 which will impact residents of Patrician Villas, Stillorgan, Co. Dublin

Dear Sir/Madam,

As residents of 24a Patrician Villas, we're writing to formally object to the above proposal due to its impact on the residents of Patrician Villas, Stillorgan. We have several significant concerns regarding this planned development, which I believe requires immediate consideration by your division. Our objections are as follows;

1. Removal of Trees, Wildlife & Impact on Biodiversity, Air Quality & Environment

The proposed removal of 50%+ of the existing trees from "Volume 1 – General Arrangement Drawings" A6480 to A6770 as stated on the maps provided by "Jacobs" to facilitate a footpath on the east side of N11 between Priory Drive & Stillorgan road junction will have a significant impact on the quality of life of the residents of Patrician Villas for the following reasons.

- The cutting down of these mature trees that has been protecting the community from light and noise pollution for the last 45+ years as well as providing separation from the N11 dual carriageway as well as sequestering Co2. With the removal of these trees, Patrician Villas will be joined to the N11. The proposed replanting of trees will not ameliorate this impact for 18-20 years.
- The scheme itself has an Environmental Impact Assessment Report (EIAR) Volume 2 of 4 Main Report where Patrician Villa's trees, rewilding, birds and species were not recorded as significantly important. This would highlight one of two things 1. That the areas was not assessed during the survey or 2. The scheme itself is happy for Patrician Villa's to lose its biodiversity value.

Anecdotally, we have been using this section of the N11 for a number of years and can count on one hand the amount of people using the footpath on the west side of the road. We question the requirement for a footpath on this side of the road in the first place when there is an existing walkway/footpath going from Priory Ave to Stillorgan park road that passes the existing subway & to the current bus stop. Who is this footpath serving?

2. Extension of underpass to facilitate new footpath

The footpath mentioned above not only has an impact on the environmental status of our estate but also construction impact to the current living situations in our estate. In "Vol 2 Chapter 5 Construction" it states for the duration of the works on the St. Laurence's subway extension it will be closed. This not only will affect the current day to day way of life for residents and users of our estate but also goes against everything the scheme is trying to avoid in its plan by then directing us to a current set of pedestrian lights at the Stillorgan Park junction.

We are concerned on the construction works that will be undertaken on this extension with noise, potential danger and distribution to day to day life while to works are ongoing.

3. Relocation of bus-stop

Relocating the current Stillorgan bus-stop to the north side of the Stillorgan park junction lacks clear rationale. The relocation of this bus-stop adds cost to this scheme and will do little to improve the current objectives outlined in the scheme. We have the following observations to why we are objecting to this;

- The new toucan crossing proposed with pedestrian lights will add traffic congestion with traffic lights so close to one another now. This will contribute to a reduction in our air quality from pollution, increased noise and increased travel time for residents that need to drive for work.
- The planned scheme outlines removing slip turns as part of the Stillorgan road junction in doing so you removing potential crossing lanes outlined in Traffic studies. Any the movement of bus stop lacks rationale.
- There is existing pedestrian lights that serve the community perfectly at the current bus stop. Why is do we require a new bus stop with new lights when the current setup works fine.
- The use of a new bus-stop on an elevated wall above the estate will mean litter will blow down into our estate.

I would ask that before any plans go further that this plan is reconsidered to relocate the bus stop.

4. Construction of ramp & steps in Patrician Villas

To facilitate this new ramp it requires destruction of our green space (the only green space in our estate), our rewilding project and the impact on the biodiversity is very concerning for the community as a lot of effort to improving the green area and protecting nature within Patrician Villas. This will have a significant adverse impact on the quality of life that the community has enjoyed for the last 45+ years. The construction of this ramp has serious further implications as outlined below;

- Adding no saving in time for those coming from Stillorgan park who could walk around via a "new footpath" that you're potentially building to the bus stop
- There is a very serious fear that such a plan will further make Patrician Villa's a park and ride
- The increased use and footfall through the estate will bring increased litter and potential for anti-social behaviour

Our objections outlined above are a clear indication that the quality of life and current way of living for us and other residents of Patrician Villa's will be negatively impacted by the plans outlined in this CPO & scheme. We fully understand the objectives of this scheme and need to improve the bus corridor & promote more people to use public transport in Dublin – that said the current plans as related to this area will not improve an already solid and good transport network that's in place. We believe that a more structured and considered approach to reduce impact of traffic, safety, environment and community life for all the residents of Patrician Villas should be taken with immediate effect.

I would ask you to reconsider the plans in their totality and consult with the residents of Patrician Villa's before any further plans are brought forward.

Yours faithfully,

Michael & Sophie Whelan