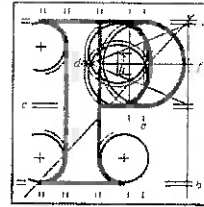


Our Case Number: ABP-317742-23

Planning Authority Reference Number:



**An
Bord
Pleanála**

Nuala Weber
56 Patrician Villas
Stillorgan
Co. Dublin
A94PC92

Date: 13 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 (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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OBJECTION

Case Reference Number: 317742

BRAY-DUBLIN CITY BUS CORRIDOR SCHEME

My name is Nuala Weber and I live in 56 Patrician Villas, Stillorgan, Dublin. A94PC92
I write to inform you that I object with this scheme, case refrence 317742.

'Bus Connect', the transport infrastructure programme managed by The National Transport Authority (NTA) have proposed a plan (317742) that will demolish our trees and greens in our neighbourhood (Patrician Villas and Patrician Grove).

This plan to demolish all biodiversity is ridiculous and unnecessary as we already have an underpass. They plan to extend the underpass, to relocate the bus stop, to construct a path, bridge and a ramp. We do not need any of this. We already have all of this.

What do we lose?

Loss of trees, land, biodiversity, loss of air quality, loss of sound barrier, loss of exclusivity and privacy.
(See pages below for diagrams and thorough explanation on implications and objections.)

The lack of consideration from the NTA is abominable. Trees and green spaces help our mental state of being in a world where everything is becoming concrete.

Kids are always playing in our estate. With the new plan all of this will be gone. Our sense of home and community will be gone. Some houses will be looking out to the noisy and horrible dual carriageway when they could still be looking at the trees and the birds. My back garden will now look onto the dual carriageway.
The trees and the greens protect us.

Does the Irish government really care about our mental health and the importance of nature and biodiversity?
If so, new schemes and plans would be thought through with ingenuity and creativity. How to improve a cycle lane while also respecting the neighbourhood and nature.
But no, let's destroy the little we have left of nature and disrespect people and their homes.

There is already a housing crisis, young people are leaving the country again and it is for reasons like this that Dublin is becoming less favourable. I am a disillusioned 27 year old in this category. Our needs are not met and instead money is spent on frivolous and ludicrous schemes.

The sense of humanity is overshadowed by the stupidity of the NTA. They need to look at problems that need to be fixed, not expand and create ridiculous ideas, which are unnecessary and will affect people's daily lives.
We have a bus stop, we have a tunnel and we have a cycle lane.

The path they want to add is an atrocious plan. They want to add a path which will demolish around 80% of our trees. This path will abruptly stop after the bus stop!
Knock down trees for a path that goes nowhere?
I mean do I really have to outline how nonsensical that is?

They also want to relocate the bus stop
(where you get busses that would head towards dun laoghaire) a few metres down to where our trees are.
For no apparent reason?
And then add a tucán crossing.
The traffic will worsen with all of this not to mention everything else I have already mentioned.

May I also highlight the objectives of this county development plan.

"The Dún Laoghaire-Rathdown County Development Plan 2022 – 2028 was made by the 40 elected members of Dún Laoghaire-Rathdown County Council and comes into effect on 21st April 2022.

The new Plan embraces inclusivity, quality of life and healthy placemaking and will guide development for the next 6 years."

https://www.dlrco.ie/sites/default/files/atoms/files/written_statement.pdf

Talking about caring and protecting biodiversity, neighbourhoods etc...
It all seems quite hypocritical to me.

Our lives will change and not for the good.

There will be a negative impact on our quality of life.

From walking home looking at trees and kids playing on the green, a fox crossing the road to a smelly noisy view of cars passing by and the horrible new apartments is what they want us to accept.

How is this acceptable? How can you let this go ahead.

How can you let the NTA change our quality of life so drastically and depressingly?

We cannot move houses,

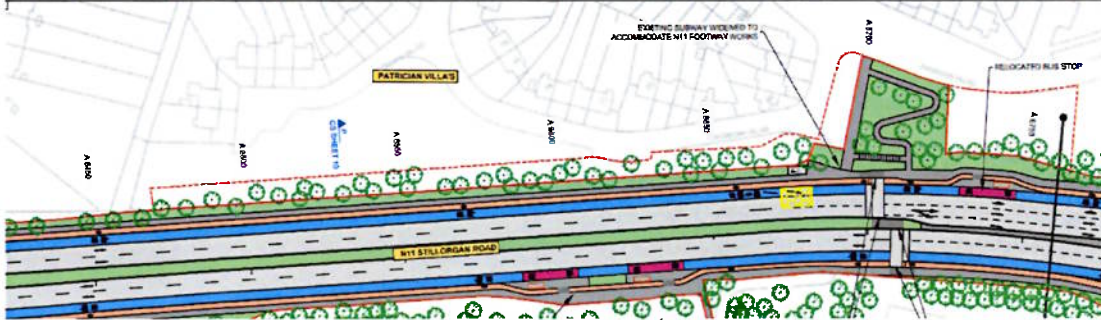
we cannot go anywhere.

This is our home they are going to wreck.

BRAY-DUBLIN CITY BUS CORRIDOR SCHEME - EFFECTS ON PATRICIAN VILLAS & PATRICIAN GROVE

'BusConnects' is a transport infrastructure programme, managed by the National Transport Authority (NTA) that is focused on improving bus journey times and encouraging more commuters to walk and cycle. The N11 Bray to Dublin city bus corridor is one of 16 routes being revamped. As part of this route, the NTA are seeking approval from An Bord Pleanála to make modifications inside and outside Patrician Villas. In an effort to get an idea of exactly what changes permission is being sought for, a residents meeting with two Dun Laoghaire-Rathdown Councillors was held in the Community Centre. While everyone was in favour of improving the city's public transport system, the sacrifice and losses Patrician Villas is required to make will lead to the irreversible alteration of the natural streetscape. It is our hope that we can prevent some negative changes and suggest positive alternatives. The proposed infrastructure and landscape changes are outlined in Fig.1 and Fig. 2. The concerns raised by many residents are set out under the headings of the "most critical objections" and the "less objectionable but worrying".

Our ask is for you to support and join your fellow neighbours in submitting objections to An Bord Pleanála before 10th October.



Removal of many mature trees between Patrician Villas & the N11



Fig. 1

Relocation of Stillorgan Park Bus stop to before the lights & construction of an Island-style bus stop.

Construction of a Toucan Crossing (for pedestrians and bicycles).

Construction of 1.8m wide footpath along the N11 requiring a land take inside Patrician Villas and the removal of many trees.

Extension of Underpass approx. 2m further in to Patrician Villas to allow for the 1.8m wide footpath above.

Construction of concrete staircase down from N11

Construction of winding concrete ramp down from N11
Opening of wall for pedestrian access to/from the N11

MOST CRITICAL OBJECTIONS

LOSS OF TREES

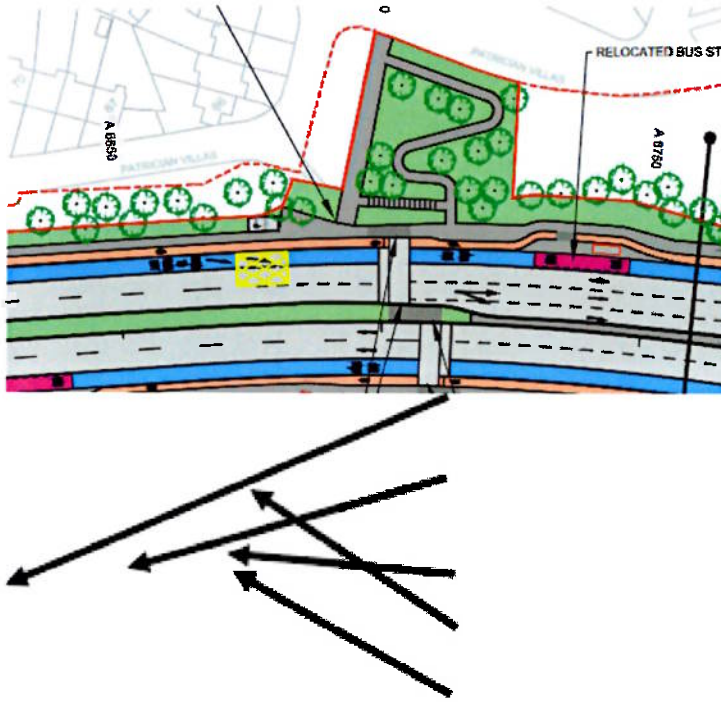


Fig. 2



The trees surrounding Patrician Villas were originally planted 40/50 years ago to act as a safety protection barrier between our neighbourhood and a busy dual carriageway. Now the proposal is to remove around 50%. (Fig 1.) This is one of the most worrying proposals because trees provide so many vital benefits - they clean the air, absorb dust and wind, muffle noise, prevent flooding and absorb **CARBON** emissions. According to the Environmental Protection Agency (EPA), as a result of climate change, Ireland can expect an increase in the intensity of **STORMS** and a substantial increase in the frequency of heavy rain. Rain is hitting the ground at higher speeds and taking much longer to drain away, leading to an increased risk of **FLOODING / flash flooding**. However tree leaves, branches and trunks intercept rain before it hits the ground and root systems help water penetrate into the ground 80% faster than concrete, thereby preventing / reducing flooding. Trees provide shelter from **WIND** (EPA predicts storms will happen more often) and trees provide **SHADE** and cooling (EPA predicts temperatures will continue to increase). Trees provide **WILDLIFE** habitats for birds, squirrels, foxes etc. The removal of trees will see a reduction in **BIODIVERSITY** which according to the W.H.O "provides numerous ecosystem services that are crucial to human well-being". Trees serve many vital functions for the well-being of humans, animals, and other plants. While the NTA say they will plant some new trees and shrubs to offset the loss in 'some' areas, it will likely take many years before the replacement trees can restore 'some' of what was lost.. if at all. **Trees eat the greenhouse gases that cause climate change - their removal is contrary to protecting Patrician Villas & Patrician Grove from future harsh climate events.**

LOSS OF AIR QUALITY

Extra traffic lights at the proposed Toucan crossing (Fig.2) located less than 100 meters before the crossroads lights, will interrupt the flow of traffic on the N11 (above the underpass). Vehicles burn more fuel when travelling below 45 km/hr, especially while breaking and revving so extra lights means **EXTRA CARBON EMISSIONS**. While it is projected that busses will eventually be low emitters (hybrids), the same cannot be said for cars, trucks, vans and motorbikes, whose number greatly surpass that of buses. The inevitable increase in traffic air pollution combined with the loss of our **ONLY DEFENCE**, i.e. mature trees that absorb, filter and redirect pollution; could potentially be detrimental to the health of residents young and old. Being exposed to increased air pollution can increase the risk of **LUNG CONDITIONS**, including asthma, bronchitis and pneumonia. It can be particularly harmful to babies in the womb and for children whose



lungs are still developing and who take in more air pollution because of smaller airways and more rapid breathing. **HIGHER EXPOSURE TO AIR POLLUTANTS DIRECTLY INCREASES SUSCEPTIBILITY TO POOR HEALTH** and reduces standard of living.

DANGER

Pedestrian access from the green space in front of the underpass directly on to a busy dual carriageway could prove **DANGEROUS FOR CHILDREN** who could potentially run out in front of heavy traffic and get seriously injured. Animals – local dogs, cats, foxes etc. may also stray onto the road causing serious **ACCIDENTS** for motorists/cyclists. The proposed ramp could be used as a short cut by speeding cyclists/scooter users, causing accidents and **COLLISIONS**. Bicycles and scooters entering Patrician Villas down the ramp and bicycles/scooters coming through from the underpass at the same time could be hazardous. Concrete ramps and stairs could also prove unsafe for all, especially our elderly, in **WET / ICY / SNOWY CONDITIONS**. The extension of the underpass with a footpath above could provide a platform for **ANTI-SOCIAL BEHAVIOUR** (an overpass crossing once existed close by but was removed because of stone throwing). The extra and continuous flow of pedestrian, bicycle and scooter traffic through Patrician Villas would inevitably make driving in the neighbourhood and reversing out from driveways more dangerous.

LOSS OF SOUND BARRIER

The additional vehicle stop-starts at the Toucan crossing and again at the crossroads will mean an increase traffic noise. **TREES AND WALLS ARE 'SOUND ABSORBERS'** so the removal of part of the wall for pedestrian access to the N11, in addition to the removal of many mature trees the length of Patrician Villas will escalate **NOISE POLLUTION**. Exposure to loud noise can cause annoyance, high blood pressure, **SLEEP DISTURBANCES** and stress.

LOSS OF LAND & GREEN SPACE

The proposed concrete ramp and staircase in front of the underpass will **ERADICATE RECREATIONAL SPACE** where children play, kick football, and where people rest. The proposed footpath along the N11 will require approx. 2m **'LAND-TAKE'** the length of Patrician Villas and the extension of the underpass will also reduce, an already limited, available green space.



LESS OBJECTIONABLE BUT WORRYING

While the points below are of genuine concern for many residents, they are not as likely to carry much weight in the grand scheme of 'public transport infrastructure improvements' as compared to the critical points above.

LOSS OF EXCLUSIVITY & PRIVACY

The relocated bus stop will re-direct southbound bus users into Patrician Villas to get to their bus stop. The ensuing significant increase of foot traffic through Patrician Villas will result in a substantial reduction in privacy and exclusivity in our community. The loss of trees will likely be most drastic along the N11 border between the underpass the our orchard where tree mass is less dense. The consequence may mean some homes having a 'less concealed' view of a busy dual carriageway and less privacy from passing onlookers. The area in front of the underpass may feel and look like a shared public space for use to everyone from surrounding localities. Patrician Villas will potentially be more frequently used as: • a short-cut to surrounding streets; • a 'set-down' area for collecting/dropping people close to bus stops; • a free-parking area for 'park & ride' commuters; • an overflow carpark for residents of the apartments opposite; and • a quicker route to Stillorgan Park Road for southbound travelling bicycles, scooters and pedestrians who will no longer have to go as far as the crossroads.

LOSS IN VIEWS

Studies have shown that views of green nature reduce stress and antisocial behaviour and promotes a positive sense of mental health and wellbeing. The loss of much Patrician Villa's leafy green border will be lost giving way to a more expansive view of the busy dual carriageway and a more open, un-masked view of the 9-story apartment blocks opposite. The increase of pedestrians through Patrician Villas and the extension of the underpass could see more graffiti and more litter.

LOSS OF PARKING

A direct access point to a popular bus route from within Patrician Villas will likely lead to more non-residents using the neighbourhood as a 'park & ride' area. Many residents cannot park their cars in driveways and the extra inflow of traffic and commuters could make parking close to homes a frustrating issue for residents in the future.

LOSS OF PROPERTY VALUE

The proposed plans of less trees and more traffic will mean Patrician Villas will become a less green, less private, more polluted, busier, noisier, more littered and more dangerous place to live. The image of Patrician Villas will be substantially altered under the current proposals which may adversely impact property value in the area.