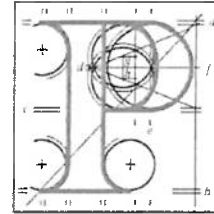


Our Case Number: ABP-317742-23



**An
Bord
Pleanála**

Patrician Residents Association
Patrician Community Centre
Patrician Villas
Stillorgan

A94 CF22

Date: 11 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

Tell	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

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1

Patrician Residents Associations
Patrician Community Centre
Patrician Villas
Stillorgan
Co. Dublin
A94 CF22

09/10/2023

OBJECTION

RE: PROPOSED INFRASTRUCTURE MODIFICATIONS INSIDE & OUTSIDE
PATRICIAN VILLAS, STILLORGAN
CASE REFERENCE NUMBER: 317742

Dear Secretary,

I write on behalf of the Patrician Residents Associations who represent all residents of Patrician Villas and Patrician Grove, to object to the National Transport Authority's BusConnects project modification proposals for outside and inside Patrician Villas as part of the No.13 bus route corridor. Our objections are primarily based on the **DETRIMENTAL IMPACT ON THE HEALTH AND SAFETY OF RESIDENTS** that the proposed plans would bring should planning permission be granted.

- (1) A key modification proposed is the **relocation of a bus-stop** approximately 120 metres (only) from its current location. The relocation of the Stillorgan Park Road bus stop is minor in terms of distance (approx. 2 minute walk) but is major in terms of all the supplementary infrastructure changes proposed to facilitate this bus stop relocation. The supplementary modifications proposed are four-fold:
 - The construction of an 'Island-style' bus stop which will require considerable **land take** inside Patrician Villas and the consequential **removal of many mature trees**,
 - The construction of a **Toucan crossing** in front of the relocated bus stop i.e. a second pedestrian crossing ('on' the N11) in the same area as a underpass ('under' the N11),
 - The **opening up of the wall** from a Patrician Villas recreational space directly on to the N11 dual carriageway to provide pedestrian access to the relocated bus stop and **the removal of many mature trees**,
 - The construction of a **concrete stairs and concrete winding ramp** in the middle of a recreational space i.e. a complete re-design of our internal green space and subsequential **loss of a recreational space**.
- (2) Another key modification is the **construction of a 1.8m wide footpath** the length of the border between Patrician Villas and the N11 dual carriageway. The supplementary infrastructure changes to facilitate this modification are two-fold:
 - The **extension of the underpass** further into the neighbourhood for the proposed footpath above,
 - A **land-take** of at least 2 metres inside the border of Patrician Villas **and the subsequent removal of many mature trees**.

The proposals include the removal at least 50% of our tall mature trees along the border of Patrician Villas and the N11. Such trees serve a crucial role in protecting our neighbourhood from a dangerous dual carriageway and act as our "**only defence**" from **carbon emissions, noise pollution, storms, flooding and the severe climatic events** (more of which are to come as projected by the Environmental Protection Agency). The reason the trees on the border were planted 40/50 years ago was to protect Patrician Villas residents from the harm and danger of living in close proximity to a 24 hour busy dual carriageway, so removing many such trees is to **remove the very protection** the trees were intended to serve.

Losing so many trees will also be **detrimental to our local wildlife and biodiversity**. These trees are the home to birds, foxes, bats etc. The role of biodiversity to the health and well-being of local residents has been clearly outlined in studies and such loss is irreversible.

Extra traffic stoppages as a result of the proposed Toucan Crossing stop means extra carbon emitted into the air into our neighbourhood. Although Patrician Villas has a perfectly functioning underpass that is a safe way to cross the N11, the proposed second crossing i.e. the Toucan crossing in the same area, will cause vehicle traffic to stop less than 100m before stopping again at the main junction lights – this will cause even **more carbon emissions**. Also, the extra traffic congestion as a result of closing the left turning slip lanes outside Patrician Villas will cause more traffic jams for longer periods and again, more pollutants emitted into the

air of Patrician Villas. Such additional air pollutants alongside the removal of our primary defence against such pollutants, i.e. - our trees, means **poorer air quality** and as such, residents of Patrician Villas will be more **susceptible to poor health**. Increased exposure to traffic pollution causes adverse health conditions to those living in close proximity to motorways and is particularly detrimental to children. Such health affects include **asthma, impaired lung function and cardiovascular diseases**.

Creating a pedestrian access point by opening the wall directly onto the N11 from our internal recreational space will be **very dangerous for children** who would have easy access to the N11 and could run out in front of traffic and get seriously injured. Animals, dogs, foxes etc. may also wander directly onto the road causing **serious motor accidents**.

The building of a concrete ramp and a staircase that will be shared by pedestrians and bicycles alike could cause **collisions and slips and trips**. The extension of the underpass with a footpath above, could provide a platform for **anti-social behaviour**. The substantial increase of pedestrian foot-traffic through the neighbourhood, as a result of all southbound travelling bus users being re-directed through Patrician Villas, will make **driving on the narrow roads in the estate and reversing from driveways more hazardous**. The 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, and especially in wet / icy or snowy conditions.

The plans show that the proposed location of the concrete ramp and staircase is in the middle of a valuable recreational space that is regularly used as a space for local children to play football and other outdoor games, residents resting and teenagers socialising. There is already a very limited recreational space in Patrician Villas and the NTA have not any made any proposals to provide an alternative recreational space to replace this loss. It is expected that residents sacrifice this social space permanently. The loss of a play and rest area will adversely affect social behaviours of residents and affect the mental health and wellbeing of all residents. young and old.

Trees and walls are sound absorbers so the removal of part of the wall from the recreational space directly onto the N11 in order to create a pedestrian access point to the relocated bus stop will only serve to **escalate noise pollution**. Chronic exposure to environmental noise significantly affects physical and mental health and well-being. It can lead to **stress reactions, sleep disturbance, cognitive impairment** in children, and can have **negative effects on the cardiovascular and metabolic systems**.

50% less trees, more motor-congestion outside and more pedestrian foot-traffic inside, will mean Patrician Villas will become a less safe, more polluted, noisier and unhealthier place to live. While the NTA say they will plant some new trees / shrubs to offset the loss in 'some' areas, it will likely take many years before the replacement trees or shrubs can restore 'some' of what was lost, and there will be **some areas that will not have any trees replaced at all**.

The above mentioned dangers and health risks are the most concerning but there are other worrying effects of the proposed modifications such as turning our 'exclusive' residential neighbourhood into a 'public thoroughfare' and **diminishing, or potentially eliminating, our sense of community**. Exposing the residential estate to a busy dual carriageway and making it the short-cut to a southbound bus stop for everyone from surrounding localities will see Patrician Villas become a 'park & ride' area and completely **compromise the close knit 'residential' feel** of the neighbourhood.

The proposed footpath the length of Patrician Villas serves no purpose as there is not access points into any residential or commercial road or estate. It appears from other BusConnects maps that the footpath will end outside Patrician Villas and not continue in the stretch of N11 leading to St John of Gods hospital. The discontinuation of the footpath begs the logic of its construction and because it will severely change and reduce the current leafy tree lined border of our neighbourhood, it is a modification that requires further consideration.

Please note, as a community, we do not want to impede measures to improve public transport infrastructure, however the major losses to Patrician Villas as a result of two minor infrastructure changes, (i.e. moving a bus stop only 120 metres and building a *footpath* are far too great in terms of the health of residents and of the potential danger these plans could bring. We as a residents committee were not invited to any consultations when plans for our area were being devised nor was our committee told what exactly was being planned based on the permission notice. We conclude by asking you to refuse planning permission in relation to Case Reference Number: 317742 so that we might get the opportunity to enter into consultations with the National Transport Authority and make positive submissions, and together agree less harmful, 'less dangerous' alternatives.

Yours sincerely,
Patrician Residents Associations