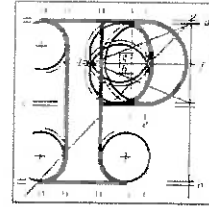


(P)

**Our Case Number:** ABP-317742-23  
**Your Reference:** Residents of South Park



**An  
Bord  
Pleanála**

Peter P. Gillett and Associates  
55 Glencarrig  
Sutton  
Dublin 13

**Date:** 18 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.

If you have any queries in relation to this matter please contact the undersigned officer of the Board at [laps@pleanala.ie](mailto: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** (01) 858 8100  
**Glaó Áitiúil** LoCall 1800 275 175  
**Facs** (01) 872 2684  
**Láithreán Gréasáin** Website [www.pleanala.ie](http://www.pleanala.ie)  
**Ríomhphost** Email [bord@pleanala.ie](mailto:bord@pleanala.ie)

64 Sráid Maoilbhríde 64 Marlborough Street  
Baile Átha Cliath 1 Dublin 1  
D01 V902 D01 V902



**Peter P. Gillett & Associates**  
TOWN PLANNING & DEVELOPMENT CONSULTANCY

**Strategic Infrastructure Section**  
**An Bord Pleanála**  
**64 Marlborough St,**  
**Dublin 1**

<b>AN BORD PLEANÁLA</b>	
LDG-	067147-23
ABP-	317742-23
06 OCT 2023	
Fee: €	50
Type:	CGS4
Time:	13:24
By:	H. Quinn

**Re Bray to City Centre Bus Corridor Scheme CPO ORDER 2023**

**Dear Sir Madam**

#### **Introduction**

**1.0 On behalf of the residents of this cul de sac in South Park as indicated in the attached petition we wish to object to the proposed laneway at the end of the cul de sac between 116a and 114 South Park to link to an existing bus stop on the eastern side of the N11. The proposal is not necessary as there is an existing laneway within 45 ms which has accessed this bus stop since the 1960s when both estates were built .**

1.1 This is a short cul de sac with detached houses which has enjoyed a quiet and tranquil setting for many years. For those using the buses on the N11 there is an attractive and open laneway just around the corner within 45 ms .This laneway at Beech Park is only 80ms from the bus stop or less than 50 second walking time .This is a short and very convenient access that makes the existing laneway very attractive and safe for bus users and pedestrians . The local residents were very surprised to have been presented with this duplicate access proposal which they saw as unnecessary and also problematic for the reasons cited in their original submission to the NTA. The NTA do not appear to have taken on board the concerns and issues raised. See attached letter from the community.

1.2 As opposed to the more open setting and layout of the existing pedestrian route the proposal on this cul de sac will impact on the residential amenity of houses there by way of disturbance day and night and the propensity for anti social behaviour especially at night and in the vicinity of the laneway itself.It might also generate on street parking by people using the bus stops on either side of the N11 which will add to disturbance , inconvenience and danger to children playing on the street.The reduction in walking time to the bus stop by a few seconds does not warrant this level of adverse impact.

1.3 The community while offering support to the main elements of the Bus Corridor Scheme are strongly opposed to this intrusive and undesirable new laneway of no real utility or amenity value

and one that is wasteful of scarce financial resources that could be employed more beneficently elsewhere in improving public transport and connectivity. Connectivity is already good at this location and the imposition of this element of the proposal is not warranted on any grounds. Moreover it is resented by the community and is seen as not being in their or the wider public interest. We also note the land use zoning of the Development Plan which emphasizes the need to protect and improve residential amenity . This will not occur and as such the proposal must be considered to be a material contravention of this objective. The insensitive and uncompromising stance of the NTA in the light of overwhelming opposition to this unnecessary proposal is regrettable and points to a failure to engage in adequate and appropriate public consultation.

1.4 In relation to the CPO we also ask An Bord to not confirm the acquisition of parts of the gardens of nos 114 and 116a South Park as this facilitates the proposal contrary to the wishes of these property owners and their nearby neighbours. **We request that in the interest of the proper planning and sustainable development of the area, in the interest of the protection of residential amenity and in the interest of more productive and economic use of public funds that the laneway proposal be dropped from the scheme .** We enclose original submission to the NTA, photos of cul de sac and petition signed by all of the residents in this cul de sac .

*P.P. Gillett & Associates*

**Peter.P.Gillett & Associates**

*29/9/2023*

John & Orlaith Flannery  
122 South Park,  
Foxrock.  
D18 P7N3  
Mobile: [REDACTED]

**Strategic Infrastructure Section**  
**An Bord Pleanála**  
**64 Marlborough St,**  
**Dublin 1.**  
04-10-2023

Plot List: 1129(1).2a, 1129(2).2d, 1129(3).2d  
RE: Bray to City Centre Core Bus Corridor Scheme CPO 2023.

Dear Sirs,

We are writing to you to strongly encourage you to rescind the CPO proposed for the Pedestrian Link between 114 and 116A South Park, Foxrock Dublin 18.

As a community we have no objections to the concept of the Bus Connect scheme outside this element of the proposal.

We as a community have been extremely united in our rejection of the NTA's proposal to install a Pedestrian Laneway for access to a Bus Stop on the N11.  
Please find enclosed the Residents Petition against the NTA development of the proposed laneway.

**There is presently an existing Laneway providing access to the N11, accessed from the adjoining cul de sac in Beech Park. (See enclosed attached Map)**  
**The exit point from the Existing Lane & the Proposed new Lane are 35 yards apart (approx. "42 Second" walk)**

**The Existing laneway provides excellent access to the Bus Stop & Cycleway on the Bus Corridor.**

- 1. The Existing laneway is 90 yards from the Bus Stop.**
- 2. The walk from the Existing Laneway is a 50 Second walk to the Bus Stop**
- 3. It is a 42 Second walk from the Existing laneway to the proposed New Laneway.**
- 4. Construction of a new Laneway is a complete Waste of Public Funds.**
- 5. The opening of the access route will breach the mound that was built to protect the neighborhood from constant road noise from the N11.**
- 6. The protective Mound was also constructed to act as a Flood Barrier for the houses in South Park.**
- 7. There is potential to simply move the current bus stop to before the traffic light thereby aligning the stop with the current access point to South/Beech Park. This will reduce the**

walk from the existing Laneway to the Bus Stop by 25 seconds. This action would again call into question the **Waste of Public Funds**.

8. The current access point is a safer route for all, as there are no houses overlooked by the Lane.
9. The existing lane joins with a main thoroughfare in Beech Park and therefore there is no interference with existing housing.
10. The Proposed lane will join with the Driveways of both 114 & 116A South Park, leading to potential accidents from pedestrians & cyclists with cars entering and leaving 114 & 116A South Park.
11. The proposed lane will lead to litter being disposed into the front gardens of 114 & 116A South Park.

This project will affect all the community including the elderly and children, impacting safety, security, and the ability to enjoy our living spaces.

Furthermore, the Beech Park Laneway access point to the N11 is an established pedestrian route from South Park and Beach Park to the existing Bus Stops on the N11. This laneway has been in operation since the 1960's when the housing estates were originally built.

The reduction of (literally) a couple of **seconds** walk to avail of bus services is not going to affect the proportion of car usage vs bus usage.

The people of South Park & Beech Park already have access to the planned Bus Connects routes. It takes less than 8 minutes on average (from any location within the estates) to access the bus stops from South Park & Beech Park with three existing access points on Beech Park Laneway, Kill Lane and Clonkeen Road.

The proposed New Laneway is going to have **NO** effect on the number of bus users. If people want/need to get the bus to work or for social reasons then they will, as easy access already exists through Beech Park Laneway, Kill Lane and Clonkeen Road. Changing the nature of our community is not benefiting any member of our community.

During our door-to-door petition many residents indicated how they enjoyed the safety of the estate for evening walks. This was particularly true of the elderly, female residents who restrict their walks to the lovely estate that we have. They feel safe in their environs, and do not want a 2<sup>nd</sup> access point directly to the N11, a busy dual carriageway. They have a feeling of safety in our low-crime estate.

There are also many existing cyclists in the estate who can just as easily access the N11 through the Beech Park Laneway, Kill Lane and Clonkeen Road. The proposed South Park access point for these users is completely pointless.

The installation of another Laneway will only act as a magnet for undesirable elements to congregate and intimidate the younger and older members of the community as has been experienced to a greater or lesser degree with the existing laneway over the years. The community accepts that it is necessary to provide access to the N11, however it is not

necessary to provide two access points within **35 yards** of each other.

There is overwhelming community rejection to the NTA proposal. This may have been a good intentioned proposal originally, but the key point remains that the only people it is planned to affect have no desire or requirement for its implementation. This fact alone should be enough to trigger a withdrawal of the proposed laneway and the temporary CPO.

This scheme is also likely to encourage people to drive to South Park and leave their car there as a safe spot to park, therefore **not** reducing pollution. Instead, it will increase local car congestion within the South Park estate, increase danger to children and increase car pollution.

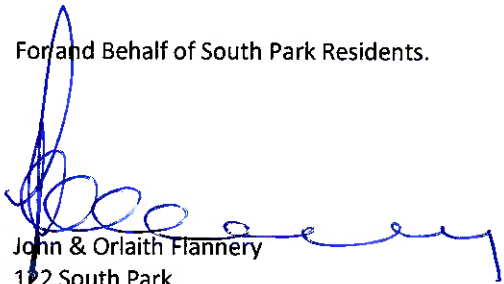
The specific Cui de Sac where the Laneway is proposed is presently used as a very safe place for children to play football on the street. This facility will be removed with the installation of a New Laneway.

Accessibility to the bus network & cycle lanes, is more than adequately provided by existing access on Beech Park Laneway, Kill Lane and Clonkeen Road with availability to multiple Bus stops & Cycle Ways.

In closing, we thank **An Bord Pleanala** for taking the time to review our observations and this subsequent response document. We now ask **An Bord Pleanala** to rescind the Proposed Laneway & reject this temporary CPO of the property between 114 and 116A South Park as existing access points to the Bus Connect corridor are adequately provided.

Yours Sincerely,

For and Behalf of South Park Residents.



John & Orlaith Flannery

122 South Park,

Foxrock.

D18 P7N3

Mobile: [REDACTED]

## Beech Park Laneway Entrance.

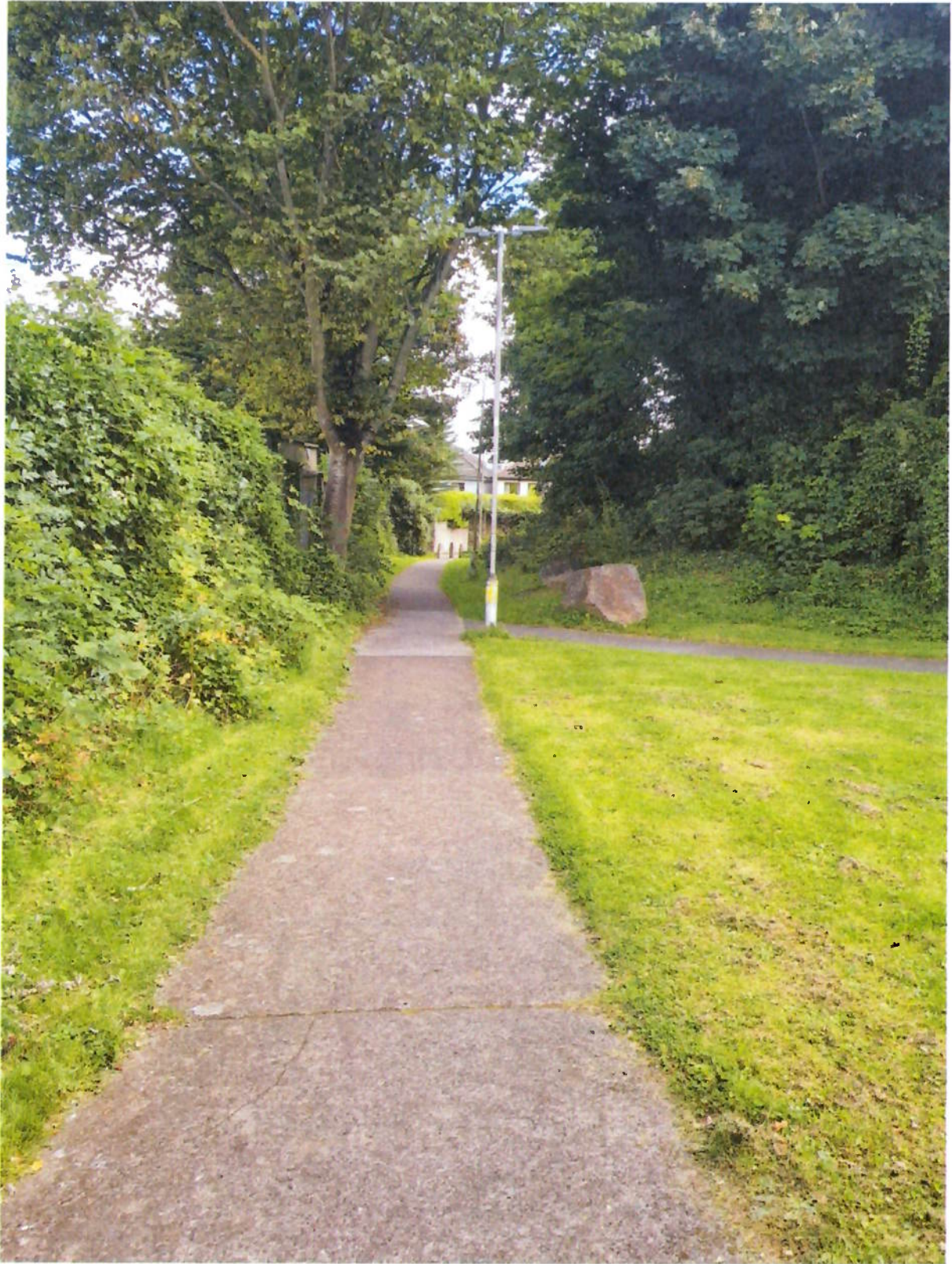
- Laneway exit is 90 yards from the Bus Stop.
- It is a 50 second (less than 1 minute) walk from the EXISTING laneway to the Bus Stop
- It is a 42 second walk from the EXISTING Laneway to the Proposed Laneway
- Complete waste of Public Funds.









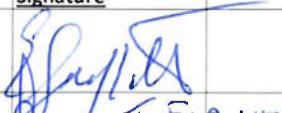
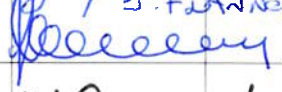
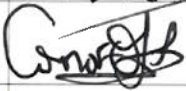






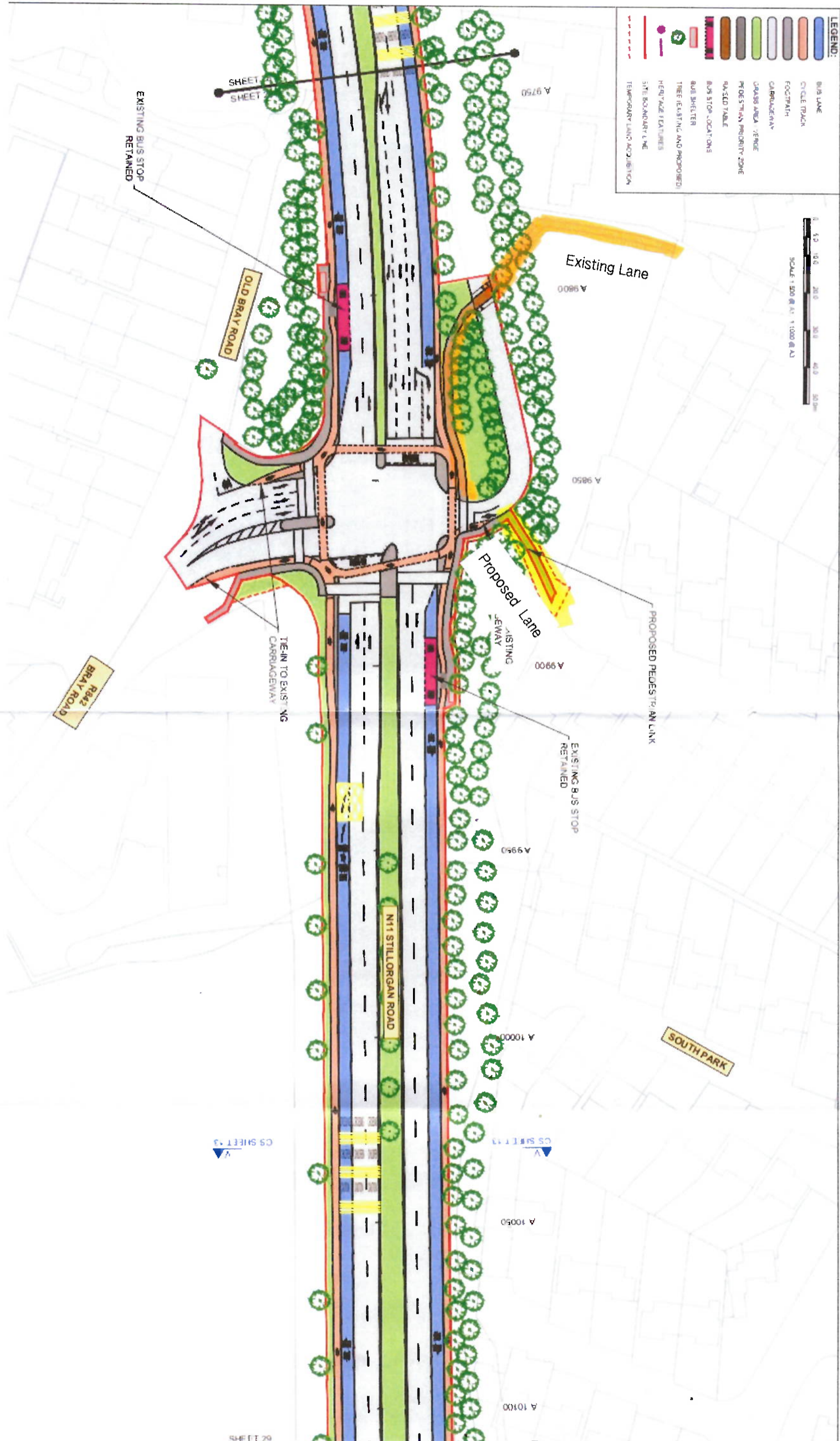




**Petition agaised NTA development of a Laneway to N11  
between 114 116A South Park.**

	A	B	C	D	F	G	H
1		Signature		Address	# Residents in the House		# Children in House
2				114 South Park	5		1
3				122 South Park	6		3
4		McGinnigan		112 South Park	5		3
5		Angela Mogg		118 South Park	4		1
6		Paul White		110 South Park	2		1
7		Kim Marshall		116 South Park	2		1
8		John Wray		108 South Park	2		2
9		Carrie Paul		106 <del>St</del> South Park	2		0
10				104 South Park	6		4
11		Deborah		102 South Park	4		0
12		Pat King		98 South Park	2		0
13		Pat O'Neill		128 South Park, D18	3		2
14		Patrizia Arnt		126 South Park D18	5		0
15		Frances Costello		116A South Park			
16		Robbie Beyh		124, South Park	4		0
17				120, ST 11 Park 2.			
18				100 SOUTH PARK	5		3
19							
20							
21							
22							
23							

EXISTING LaneWay  
Proposed LaneWay



**LEGEND:**

	BUS LANE
	CYCLE TRACK
	FOOTPATH
	CARRIAGEWAY
	GRASS AREA / FENCE
	PROPOSED PRIORITY ZONE
	RAISED TABLE
	BUS STOP LOCATIONS
	BUS SHELTER
	TREE LOCATIONS AND PROPOSED
	HEATMAP FEATURES
	SITE BOUNDARY LINE
	TEMPORARY LAND ACQUISITION



SHEET 29

CS SHEET 13

CS SHEET 14

CS SHEET 15

SHEET 29