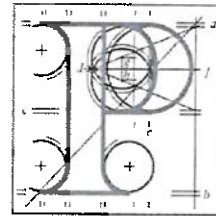


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Our Case Number: ABP-317780-23

Your Reference: AWC Estate Owners Management Company Clg



**An
Bord
Pleanála**

A2Z Property Management Ltd
Watergate
Ulverton Road
Dalkey
Co. Dublin

Date: 12 October 2023

Re: Bray to City Centre Core Bus Corridor Scheme Compulsory Purchase Order 2023
Bray to Dublin City Centre

Dear Sir / Madam,

An Bord Pleanála has received your letter of objection on behalf of your client, AWC Estate Owners Management Company Clg in relation to the above-mentioned compulsory purchase order.

In respect of same, please note that in circumstances where

- (i) no objections are received by the Board within the period provided for making objections, or
- (ii) all objections made are subsequently withdrawn, or
- (iii) all objections made relate exclusively to matters which can be dealt with by a property arbitrator the Board will inform the local authority as appropriate and, in such circumstances, the local authority can itself confirm the order with or without modification or refuse to confirm the order in accordance with the provisions of section 216 of the Planning and Development Act, 2000, as amended.

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 on this matter in due course.

If you have any queries in the meantime, 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
CH03

| | | |
|--------------------|---------|--|
| Teil | 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 |

Sarah Caulfield

From: Sarah Caulfield
Sent: Wednesday 11 October 2023 10:46
To: Margaret Ryan
Cc: Klaudia Wieszowska
Subject: RE: Bray Scheme No. 317742 Lands being permanently Acquired No. on Map (1).1e, (2).1e, (3).2e, (4).2e

Dear Margaret,

The Board acknowledges receipt of your email and attached objection.

Kind Regards,
Sarah

From: Margaret Ryan <margaret@a2zproperty.ie>
Sent: Tuesday, October 10, 2023 4:21 PM
To: Sarah Caulfield <s.caulfield@pleanala.ie>
Subject: Bray Scheme No. 317742 Lands being permanently Acquired No. on Map (1).1e, (2).1e, (3).2e, (4).2e

Sarah

Thank you for taking my phone call earlier today. Please confirm receipt of the attached submission.

Kind regards

Margaret



A2Z Property Management Ltd
Watergate, Uliverton Road
Dalkey, Co Dublin

Email: margaret@a2zproperty.ie
www.a2zproperty.ie

Phone: 087 2056721

PRSA Licence No. 004528



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

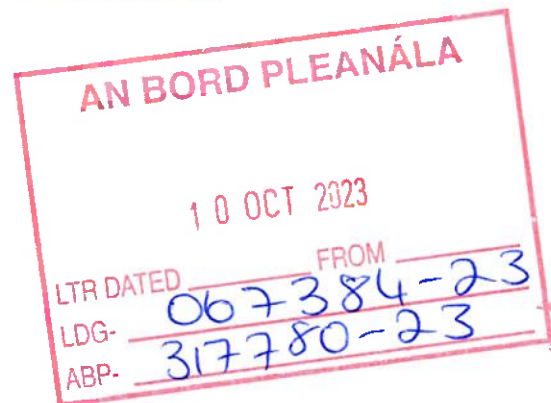
6th October 2023

To Whom it Concerns,

Re: Lands being permanently Acquired No. on Map 1110 (1).le, 1110 (2).le, 1110 (3).2e, 1110 (4).2e,
Total area 1158.4M2 Bray Scheme No. 317742

I am submitting this objection on behalf of the owners of the apartments in Woodbank (AWC Estate Owners Management Company Clg) to the Bray to City Centre Core Bus Corridor Scheme Compulsory Purchase Order 2023 for the following reasons:

- The Woodbank Residents recognise that the BusConnects programme is an important effort to improve Dublin's bus service, however, we do not believe that it is necessary to run this programme through our village of Shankill and through our development. There is currently an excellent bus service with no significant traffic delays. There is no clear need for additional bus lanes between the Loughlinstown and Wilford roundabouts.
- The proposed bus corridor proposes a risk to many mature trees along the route from Bray including the trees and shrubbery in our development Woodbank. Almost all of our entire green area, shrubbery and trees will be removed under this programme. The removal of the trees and shrubbery would also be injurious to wildlife and birds. The habitat for hedgehogs, foxes, squirrels, frogs, bees and a large variety of birds will be lost. There is a large concentration of bats in the area. 4 lane highways in Shankill will create barriers to wildlife corridors
- Shankill is already well served by public transport – a very good bus service as well as the DART.
- The Core Bus Corridor 13 is likely to have a negative impact on the physical and mental well-being of the residents living in the area.
- The CPO of the Woodbank land will damage the character of the area and will have an adverse impact on pedestrians, especially vulnerable ones, such as the elderly, people with disabilities, children & parents with buggies due to the narrowing of the footpaths and the creation of junctions at roundabouts.



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PSRA Licence No: 004528

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- The longer term impact of Covid-19 on home working and commuting needs to be considered.
- Dedicated bus lanes also mean dedicated car lanes leading to increased traffic and increased speed. The concern that ongoing congestion on the nearby M11 could result in increased use of Shankill as a rat-run.
- The NTA seeks to reduce bus journey times and improve facilities for cyclists and pedestrian with segregated cycle lanes where possible. This is not the case in Shankill where existing cycle lanes will be removed, while walking will be unsafe and unpleasant as bus lanes will immediately adjoin narrow footpaths creating risks to pedestrians.
- The proposal will cause major destruction to the build environment of Shankill and its surrounds from Loughlinstown to Wilford roundabouts and requires the removal of historic stone-based walls which are a feature of the area.
- The route selection was made six years ago in 2017, there have been major changes since then including TII decision re bus lanes on the N-M11. The criteria for dismissing Option 2A which follows a similar route to the N-M11 bus lanes, is no longer valid. Route Option 2A, which was a dedicated bus corridor parallel to the M11 was deemed to be the most advantageous under the Environment criteria as the loss of immature woodland along the M11 was considered to be less significant when compared to the loss of stone boundary walls, tree lines, hedgerows and mature trees along the Dublin Road. The selected route has major environmental impact while a revised Option 2A avoids the high cost, environmental impact and social disruption of the current proposal.

Please give serious consideration to the contents of this letter.

Yours faithfully,

Margaret Ryan
On behalf of the owners of the OMC
AWC Estate Owners Management Company CLG (Woodbank)

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Co Dublin

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