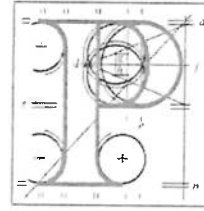


**Our Case Number:** ABP-317780-23



**An  
Bord  
Pleanála**

David & Anne-Marie Munro  
St Pius  
Dublin Road  
Bray  
Co. Wicklow  
A98 X640

**Date:** 10 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 in relation to the above mentioned compulsory purchase order.

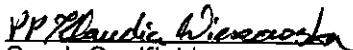
In respect of same, please note that in circumstances where:

- (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- (ii) all objections made are subsequently withdrawn, or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](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

CH02

Tel (01) 858 8100  
Glaao Áitiúil 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

St Pius  
Dublin Road  
Bray  
Co Wicklow  
A98 X640

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

30<sup>th</sup> September 2023

<b>AN BORD PLEANÁLA</b>	
LDG-	067225-23
ABP-	317780-23
03 OCT 2023	
Fee: €	Type:
Time:	By: Reg Park

Re Bray to City Centre Bus Corridor Scheme  
Compulsory Purchase Order 2023  
Plot list 1057 (1).1e, 1057(2).2e

Dear Sir/Madam

The above and notice of compulsory purchase order dated 10<sup>th</sup> of August 2023 has reference.

Whilst we appreciate that this is a government led project and in the public interest, we have the following observations and concerns.

The public notice posted in the grass at the front of our property shows the details under ownership as follows:

Number on Map deposited at NTA 1057(1).1e - Lands being Permanently Acquired 'Owners or Reputed Owners' - Dun Laoghaire Rathdown County Council. This is incorrect. We are the sole owners of the property being permanently acquired. We queried ownership prior to the purchase of our home in 1999 and it was confirmed by Dun Laoghaire Rathdown County Council that they had no ownership, **copy of this letter is attached for reference.**

Number on map deposited at NTA 1057(2).2e - Lands being Temporarily Acquired 'Owners or Reputed Owners' - Dun Laoghaire Rathdown County Council. We refute this claim for reasons detailed above.

At present there is a footpath and two lanes of traffic outside our property. What is proposed, after the acquisition of land along the east side of Dublin Road, is a footpath/cycle lane/bus lane, two lanes of traffic/bus lane/cycle lane and footpath. A masonry wall of 1.75M should be provided at properties to the east of the road between Wilford Roundabout and Old Connaught Avenue. The plan as proposed includes no effort to ameliorate the impact on the residents along this section of road.

At present there is regular illegal parking on our property. The introduction of a cycle and bus lane, when there is no clear boundary walls, fences or trees, will exacerbate the issue of motorists entering our property to facilitate their parking needs.

The provision of a boundary wall or fence would also reduce road noise and mitigate the loss of privacy due to the closer proximity of traffic to our property.

The scheme as proposed is haphazard and non-uniform in the creating of boundary walls for some residents on this road but not all. This would appear to give priority to cost over design which is a signifier of poor planning and consideration. **See attached illustration (07.- Fencing-and-Boundary-Treatment- page 53)**

The removal of mature trees along the centre of our frontage has a negative impact on the enjoyment of our house. We require provision to be made for a second row of trees to be planted inside of what is proposed to ameliorate the impact on our privacy. The proposed planting is of bare minimum when consideration is being given to the number of trees being removed. Special consideration should be given to ensure trees planed are at some stage of maturity and not infant trees.

We note that a section of land is to be temporarily acquired in order to facilitate the project. This will result in a reduction in parking and as such will require us to demolish the wall to the front of our house so that we can accommodate the parking of three vehicles attached to the property. We require provision for this wall to be reconstructed as part of the project when the period of temporary acquisition of land expires. This should be considered as reinstatement and not part of any compensation discussion. **Photograph of area attached for reference.**

We require clarification regarding exiting our property by car when the scheme is under construction and complete. Is there consideration being given to a central median? Will we retain the ability to make a right hand turn when exiting our property as we do at present?

The impact of the noise associated with this project cannot be overstated. We live at present 70 feet from the road with sleeping arrangements to the front of the house. We know from recent road resurfacing that occurred at nighttime over five nights that the disruption to sleep was significant. What mitigation measures are proposed to reduce the exceptional impact of high noise activity?

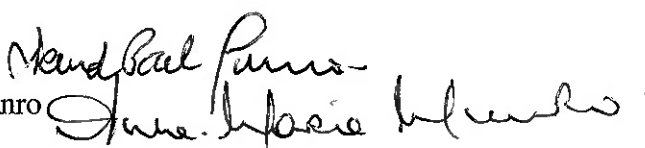
There has been little or no consultation with residents about this scheme. We were invited to give our views and a boundary wall was our primary concern as it is with other neighbours on this stretch of road. There was no further contact once our views were made known at a meeting with the NTA in May of 2019, over 4 years ago. This scheme has been presented to An Bord Pleanála for approval with no regard to the wishes of residents.

In summary we ask An Bord Pleanála to request the council to provide a masonry boundary wall of 1.75M which would address our concerns around loss of privacy, noise mitigation and protection of our property from unauthorised parking.

Yours faithfully

David Munro

Anne-Marie Munro





*Dun Laoghaire - Rathdown County Council*  
*Comhairle Chontae Dhúin Laoghaire - Ráth an Dúin*

*County Hall,  
Dun Laoghaire,  
Co. Dublin.*

*Telephone: (01) 2054700*

9th June, 1999

*Halla An Chontae,  
Dun Laoghaire,  
Co. Átha Cliath.*

Our Ref: LD 854

Ms. Ann-Marie Monroe,  
25 The Fairways,  
Woodbrook Glen,  
Bray,  
Co. Wicklow.

**Re: Area of land abutting St. Pius, Dublin Road, Bray, Co. Wicklow.**

Dear Ms. Monroe,

I refer to the above and your recent application concerning a portion of land abutting property at St. Pius, Dublin Road.

I regret to inform you that following a search of our property maps, it was revealed that this area of land is not in the Council's ownership.

Yours sincerely,

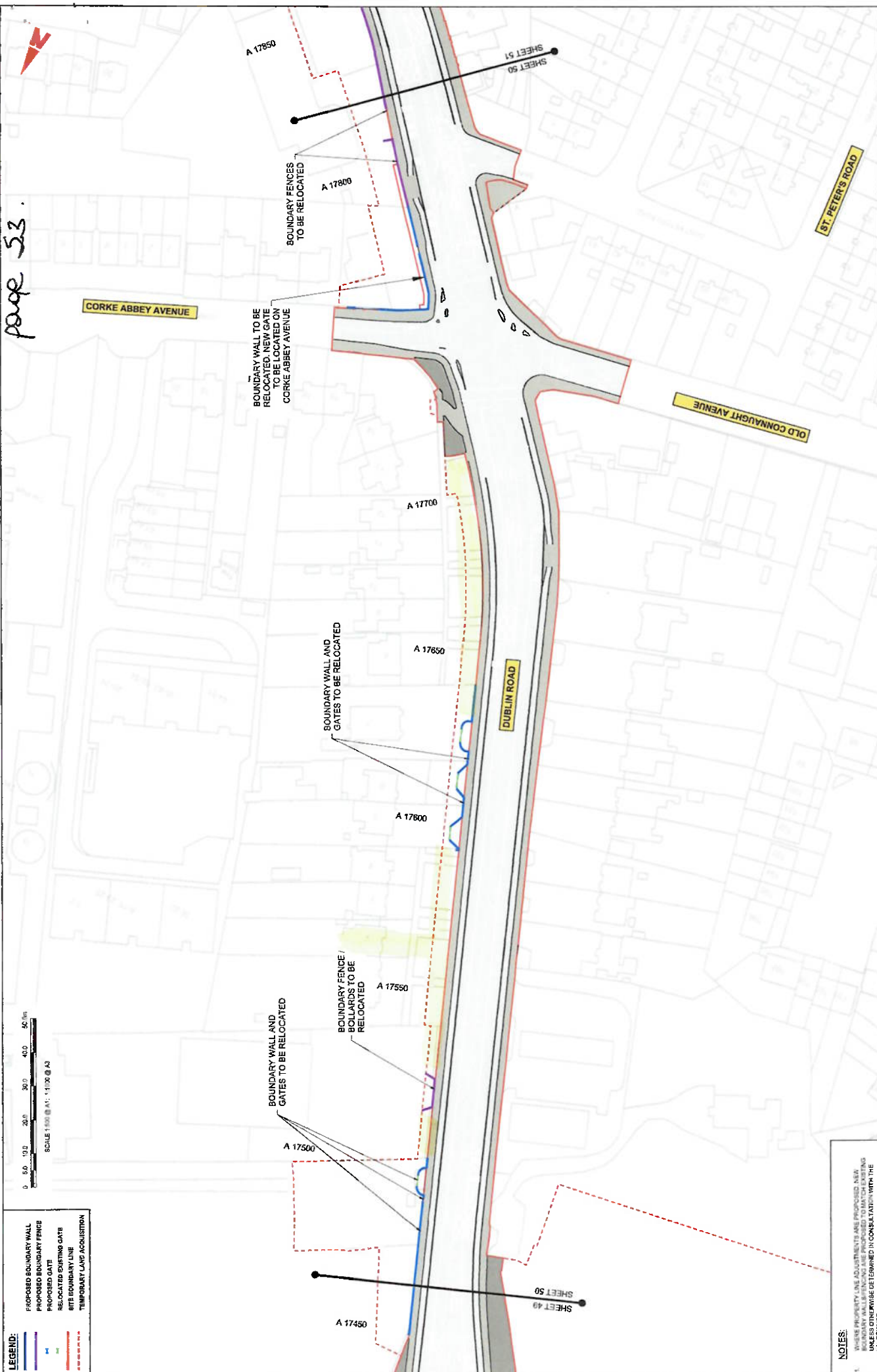
*E. Nynes*  
\_\_\_\_\_  
- R? for Principal Officer,  
Development Department.

[home/dev/enma/ld854](http://home/dev/enma/ld854)



07 - Fencing and Boundary Treatments

page 53



**NOTES:**

1. THESE PROPERTY LINE ADJUSTMENTS ARE PROPOSED NEAR BOUNDARY WALLS/FENCES ARE PROPOSED TO MATCH EXISTING UNLESS OTHERWISE DETERMINED IN CONSULTATION WITH THE LANDOWNER.
2. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER/DESIGNER.
3. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER/DESIGNER.
4. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER/DESIGNER.

**Legend:**

- PROPOSED BOUNDARY WALL
- PROPOSED BOUNDARY FENCE
- PROPOSED GATE
- RELOCATED EXISTING GATE
- SITE BOUNDARY LINE
- TEMPORARY LAND ACQUISITION

**Scale:** 1:100 @ A3

**Scale Bar:** 0 5.0 10.0 20.0 30.0 40.0 50.0 60.0m

**Project Information:**

**Client:** NTA National Transport Authority

**Project Code:** 08/02/2023

**Project Name:** BUISCONNECTS DUBLIN CORE BUS CORRIDORS INFRASTRUCTURE WORKS

**Project Location:** ROY TO CITY CENTRE CORE BUS CORRIDOR SCHEME FENCING AND BOUNDARY TREATMENT

**Project No.:** BUISB-JAC-SPV-BAW0013\_XX\_00-08-CR-000

**Scale:** 50 / 54

**Sheet No.:** W01

**Revision Table:**

Rev	Date	By	Chk'd	App'd	Description
N01	08/05/2023	RB	EC	RE	ISSUE FOR PHASE 4 PLANNING

**Project Ireland 2040**

**Jacobs**

**BUSCONNECTS DUBLIN**

**CORE BUS CORRIDORS INFRASTRUCTURE WORKS**

**ROY TO CITY CENTRE CORE BUS CORRIDOR SCHEME**

**FENCING AND BOUNDARY TREATMENT**

**Scale: 50 / 54**

**Sheet No. W01**

DO NOT SCALE USE PROVIDED DIMENSIONS ONLY

⇒ Note quantity of trees being removed →

permanent acquisition

temporary acquisition

