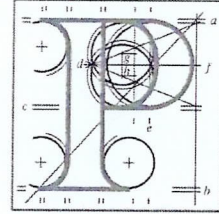


Our Case Number: ABP-317780-23



**An
Bord
Pleanála**

Sharon & Nigel Rogers
Carezza
Dublin Road
Shankill
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 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- (ii) all objections made are subsequently withdrawn, or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

CH02

Tel	Tel	(01) 858 8100
Glaos 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

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

AN BORD PLEANÁLA	
LDG-	_____
ABP-	_____
06 OCT 2023	
Fee: €	_____ Type: _____
Time: 10:21	By: hand

Sharon & Nigel Rogers
Carezza
Dublin Road, Shankill

October 3rd 2023

Bray to City Centre Bus Corridor Scheme Compulsory Purchase Order 2023

Dear Sir/Madam

Please see below our submissions or observations in relation to

- (i) the likely effects on the environment of the proposed development.
- (ii) the implication of the proposed development for proper planning and sustainable development in the area in which it is proposed to situate the proposed development and
- (iii) the likely significant effect of the proposed development on European site.

Background;

Carezza was built in 1929, was/is one of the historic properties in the village of Shankill. It has mature grounds with many old trees, it is private/not overlooked and it is situated on a reasonably quiet stretch of road close to the local Church and 2 primary schools. We have 2 young children and dogs who also enjoy the tranquil setting and the relative safety of the enclosed ground and the environment directly outside our property

Environmental impact:

1. At least 30 trees will be removed as opposed to the 3 showing on the current proposed plans, possibly more as the moving of the boundary front wall will, we expect, also eventually kill further mature trees a slight bit back but still close to the current wall.
2. Increased traffic with mean increased pollution for us and our young children

Endangerment to pedestrians:

1. Shankill has seen increased road traffic over the years but vehicle speeds have remained reasonably slow. The proposed extra lanes, turning this part of the road into a dual carriageway, will increase speeds and risks to pedestrians especially as there is a blind bend on our side of the road 80meters away
2. There is a lot of footfall along this part of the road, crossing from side to side as there is a Church 2 doors down from us and 2 junior schools across the road just around the corners opposite the blind bend, also opposite Carezza is a petrol garage which sees many people crossing the road adjacent to, and not using the traffic lights further down the road.

Effect to house and property;

1. The proposal does not address that the our front gate will need to be moved further into the property to address the fact that with the proposed move of boundary wall there would not be enough space for a vehicle, when entering or leaving the property, to stop at the gates without partially blocking the cycle lane
2. Traffic noise with increase with increased volume and speed of traffic outside the house
3. Having an effective dual carriageway outside the house would hugely negatively impact its value.

Suggestions;

1. Remove the proposal to add extra lanes/dual carriageway to this part of the road to protect pedestrians and local citizens especially considering the blind bend
2. Remove the proposal to protect many mature trees on our property
3. Remove the proposal to reduce traffic noise and pollution at this part of the village
4. Add a pedestrian crossing in between the 2 traffic lights to gain direct access to the petrol garage and as a further access route to the Church and Junior schools

Our concerns were raised at a tree survey meeting at Carezza on the 12/11/2020 with Clodagh Butler and Caitriona Molloy from Jacobs and Ronan Hayes Topographer in attendance. Our concerns were noted and agreed with but we have not heard anything since

We await your response


Sharon & Nigel Rogers

