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AN BORD PLEANÁLA
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BOARD REF NO. PL17.307652.

Objection to Construction of Boyne Greenway Drogheda, Co. Louth to Mornington Co. Meath.

To whom it may concern,

Please reference the above planning application; I am writing to An Bord Pleanala to record my formal objection to the aforementioned planning application which seeks the construction of the Boyne Greenway Drogheda to Mornington.

The Grounds supporting my objection to this planning application are detailed hereunder:

1. NON-ADHERENCE WITH THE GOVERNMENT'S POLICY ON GREENWAY

This plan is deeply flawed and does not adhere with the Governments policy on Greenways.

Minister Shane Ross's stated at the National Greenways Strategy launch in July 2018,

"..I would urge local authorities and state agencies to consult widely with landowners and communities along proposed routes to bring agreed routes to fruition. This strategy sets out how that consultation should take place and suggests the components that make for a successful greenway,"

[https://merrionstreet.ie/en/News-Room/Releases/Ministers Launch the Strategy for the future development of National and Regional Greenways.html](https://merrionstreet.ie/en/News-Room/Releases/Ministers_Launch_the_Strategy_for_the_future_development_of_National_and_Regional_Greenways.html)

Non-Statutory Public Consultation.

The planning application was devised and drawn up with no consultation, communication nor collaboration with any of the residents and the community in Mornington Court.

We submitted our concerns to Meath County Council in October 2019. Our submissions were summarised fully and then ignored.

2. POOR DESIGN AND ROUTE SELECTION

- **Boyne Estuary Special Protection Area (SPA) for wild birds and the Special Area of Conservation (SAC)**
Over 50% of the proposed Greenway encroaches on these **European protected sites** leading to significant damaging impact on biodiversity, birdlife and wildlife.
- **ROUTE SELECTION**

A section of the proposed Greenway will pass through an area of unattractive Industrial activity, including a heavy industrial plant at [REDACTED], [REDACTED] and the [REDACTED] Treatment Plant.

- **CLIMATE CHANGE.**

The proposed Greenway beside the Boyne Estuary is a threat to biodiversity in the area and does little to mitigate the future effects of climate change. Hedgerows, habitats, fauna flora will be destroyed in an effort to create a new Greenway decimating the "natural" green area already in existence.

3. ROAD SAFETY

The proposed Greenway will be adjacent to the R151 (Mornington Bridge to Tower Rd), a busy regional road serving the town of Drogheda & the neighbouring villages of Bettystown & Laytown. The road carries considerable traffic at present and is used by commuters, buses, trucks, vans, cyclists, pedestrians and business daily.

Additional visitor traffic from the proposed greenway will contribute to an already busy road & junctions. (resulting in traffic congestion and delays)

Putting a Greenway alongside this busy road is unsafe and unsuitable, unattractive and contrary to the Greenway objectives



Many properties both private and commercial will exit directly onto the Greenway.

For local Residents it will become more difficult to enter/exit private property safely as they will have to navigate a 4-metre wide greenway and busy traffic on the R151 Residents on the Crook Rd will see an increased volume of traffic from walkers, cyclists, pedestrians, Greenway users thus resulting in traffic delays, increasing safety/security concerns, loss of privacy & the increased likelihood/potential of accidents/incidents occurring.

There are also some Safety/Security/Nuisance concerns in relation to a potential increase in non-residential members walking through /around the area

Our new improved bus service maybe under threat - difficult and dangerous for 2 buses to pass one another on a narrow road.

There is a distinct lack of public infrastructure along the proposed route - insufficient public parking & public facilities

There is no safety margin between the proposed greenway and the road. This will make it very unsafe and dangerous for both users and residents.



4. ADDITIONAL NOISE AND TRAFFIC POLLUTION

The relocated the boundary wall at Mornington Court will bring traffic and pedestrians closer to domestic homes, resulting in an increase in local ambient noise levels, and traffic pollution.

The proposed greenway starts/ends abruptly at Tower Rd/Crook Rd bridge. There are no Parking or other amenities provided. Thus, Greenway users will be forced to park in

the dunes, on the roadway or in Mornington Court, with obvious environmental damage and disruption to existing residents.

Negative Quality of Life - Per the Strategy for the Future Development of National and Regional Greenways | July 2018 | Prepared by The Department of Tourism, Transport and Sport | Page 7 which states;

"..... a Greenway is a recreational or pedestrian corridor for non-motorised journeys, developed in an integrated manner which enhances both the environment and quality of life of the surrounding area"

This proposal not only does not enhance the quality of life of Mornington Court residents and surrounding areas but actually creates a negative impact.

5. LOSS OF AMENITY

- **Loss of private lands/private gardens/green spaces**
Families in Mornington will lose portions of their gardens including well established mature gardens, hedgerow, trees and fences.
- **Movement of Boundary Wall/Loss of Green Safe Area for children to play**
The movement of the boundary wall in Mornington Court by up to one metre will result in a considerable loss of green open space currently used as a safe play area for children.
- **Loss of Bus Lay-By**
The bus lay-by, on the Westbound traffic lane, near Mornington Court entrance will disappear.

Our new improved **bus service maybe under threat** - difficult and dangerous for 2 buses to pass one another on a narrow road.

6. LOSS OF PRIVACY

The proximity of the Greenway route to private dwellings will result in a loss of privacy.

My property and the properties of my neighbours will be overlooked by users of the Greenway.

7. POTENTIAL INCREASE IN ANTI-SOCIAL BEHAVIOUR

- The increase of walkers and visitors, on a main road, by a residential housing estate, and in a residential community in a highly densely populated area, will increase the potential for Health and Safety risks, including accidents, compensation, litter and crime.
- The creation of 'out-of-sight' areas, removed from the local footpath and road infrastructure, increases the potential for antisocial behaviour as already experienced with

other greenways (such as Oldbridge) where there has been an increase of anti-social behaviour such as fires, additional litter and crime.

- The potential for damage to, or vandalism of the Greenway infrastructure, in addition to existing local assets / property.

8. DECREASE IN PROPERTY VALUE

The movement of the boundary wall, the alterations to the green area within the Mornington Court housing estate will result in a devaluation of people's homes and properties



PUBLIC FUNDING

The cost involved in the proposed greenway would be better spent on other vital or urgent amenities and facilities that the community has been advocating for the past 16 years i.e.

- Developing proper local amenities,
- developing and protecting the dune area,
- providing proper car park facilities, traffic calming
- safe footpath/cycleway.

CONCLUSION

This proposal seems to have been planned on a totally ad hoc basis by sacrificing the planned needs of the Mornington residents.

No pre-consultation with Meath / Louth County Council planning took place - There is no good planning reason for removing an existing foothpath in order to place a Greenway between two residential housing estates.

This proposal not only does not enhance the quality of life of Mornington Court residents and surrounding areas but will in fact create a negative impact.

As outlined above the planning application PL17.307652 should be refused on the following grounds

- Non-Adherence with The Government's Policy on Greenway
- Poor Design and Route Selection
- Road Safety
- Additional Noise and Traffic, Loss of Amenity
- Loss of Privacy
- Decrease in Property Value
- Potential Increase in Anti-Social Behaviour

I trust that An Bord Pleanála will take our objections seriously and will reject the proposed planning for this greenway.

Please do not hesitate to contact me to contact me should you wish to discuss the above.

Kind Regards

