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<b>AN BORD PLEANÁLA</b>	
LDG-	<u>030705-20</u>
ABP-	
10 SEP 2020	
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Time: <u>12:30</u>	By: <u>Hand</u>

10 September 2020

### **Construction of the Boyne Greenway Drogheda to Mornington, Co. Meath & Co. Louth (APB-307652-20)**

Dear Sir or Madam,

We wish to make the following submissions and observations with regard to the above planning application by Meath Co Co (MCC). We do so as long-term residents of Mornington having lived here for over 30 years and my ancestral family for over 150 years.

The proposed Greenway is 5.9km in length with approximately 4.1 km or 70% directly alongside the road. The route starts at Ship Street and follows the R150 parallel to the Boyne Estuary passing through an unattractive industrial zone, a major Waste Water Treatment Plant, [REDACTED] facility before encroaching into the Boyne Estuary SPA and SAC. The proposed greenway will then run adjacent to the R151 from Mornington Bridge to Tower Rd/Crook Road junction. Both the R150 and R151 are busy regional roads serving the town of Drogheda & the neighbouring villages of Mornington, Bettystown, Laytown and Donacarney. These roads carry considerable traffic at present and are used by commuters, buses, trucks, vans, cyclists, pedestrians and businesses daily. Additional visitor traffic and construction vehicular traffic from the proposed greenway, will contribute to an already busy road & result in **traffic congestion and delays**.

We are owners of the property at the above address on [REDACTED] and have been informed that MCC wish to acquire a 4.0 metre strip of our front garden as outlined in the attached letter dated 13 December 2018 from MCC in order to facilitate the Greenway. In addition to the 4.0 metres of our garden we also enjoy another approx. 1.75 metre strip from our boundary hedge to the roadside kerb which offers a vital safety margin for road observation when exiting our property. So, in effect, MCC are looking to take approx. a 6.0 metre strip of land from our registered site. Also, the inner piers of our entrance are set back 4.5m from the boundary entrance pier. Setting the inner piers back another 4.0m would make it very difficult to get any vehicle in or out of the property. As you can appreciate, we do NOT wish to lose any part of our property.

Exiting our property directly onto a Greenway without the current safety margin is a major safety issue for both users of the proposed Greenway and drivers alike. If the Greenway is constructed as proposed we would be forced to exit the property directly onto the Greenway. You can easily imagine the scenario of cyclists-users of the Greenway travelling at speeds of up to 30KPH from both directions impacting a vehicle exiting our property. A young child on a small bicycle travelling at speed is very difficult to see. Without a safety margin on exit from the property, onto a Greenway, they would be next to impossible to see. Bearing in mind the Greenway is designed to attract overseas visitors, domestic visitors and locals the lack of safety margin will only increase the foreseen problems. The cumulative effect of the number of resident and commercial properties with exits on the R151 similarly affected would increase the possibility of death or serious injury of Greenway-users twenty-fold.

MCC planning application give the impression of an ideal greenway with safety margins between the road and the greenway route. However, for us as residents on the R151 the reality will be far different.



The vision on the left as outlined in the MCC planning application versus the “proposed nightmare scenario” on the right for the residents of Mornington [REDACTED]

MCC have informed us that they will take our front garden by compulsory acquisition in the event that the Greenway gets planning permission from ABP.

Our privacy and property are currently protected from noise and nuisance from [REDACTED] by the trees and hedgerow along our property boundary. See attached photos. The replacement fence proposed in the MCC planning application will not mitigate or compensate for our loss of privacy but instead subject us to noise, nuisance and being overlooked from [REDACTED]. The existing view from our house will be adversely affected as we will no longer have the vista of a beautiful mature garden, trees and hedgerow property boundary. Hedgerows, habitats, flora and fauna will be destroyed in an effort to create a new greenway decimating the natural environment already in existence.

The proposed loss/destruction of our trees, hedgerows and property are shown in the attached photo/images taken from the MCC planning application. In addition, we note that the proposed greenway route would have a marked arboricultural impact with the necessary removal of 54.7% of wooded vegetation within the proximity of the works on the North side of R150/151.

The replacement entrance way proposed by MCC in this plan is more appropriate to an entrance to a farmer's field than a private house.

The proposed Greenway will create 'out-of-sight' areas removed from the local footpath and road infrastructure. This could attract antisocial behaviour and the potential for damage to, or vandalism of the Greenway structure, in addition to existing local properties. No toilet facilities are available on the Greenway by way of pubs, cafes or shops.

There is no parking or facilities available at the Mornington end of the proposed Greenway. This will mean that users of the Greenway will be forced to park in the dunes, on the narrow roadway or in local housing estates. They will bring rubbish, dogs and trample on the SAC. Worse still create a serious health hazard as no toilet facilities are available.

According to the National Greenway Strategy a greenway should be developed in an integrated manner which enhances both the environment and quality of life of the surrounding area. The Greenway project does not serve the people of the area. The selected route fails to enhance the local environment and in fact poses significant threats to the biodiversity and existing natural habitats of the area (SPA and SAC). It does little to mitigate the future effects of climate change i.e. rising tides and coastal erosion.

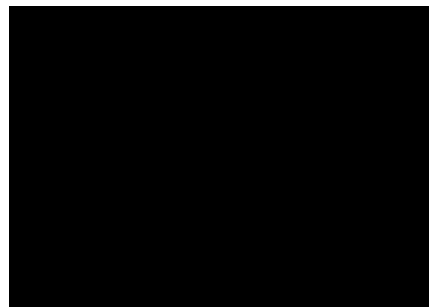
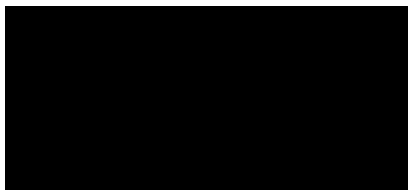
Hedgerows, habitats, flora and fauna will be destroyed in an effort to create a new "greenway" decimating the natural environment already in existence.

The proposed greenway will negatively impact on the residents of the historic village and townland of Mornington. It will result in a loss of privacy/private gardens/green space and an increase in safety/security noise pollution and nuisance concerns. We consider that public funding would be better spent on supporting Mornington centric community projects such as the development and protection of the dune area in a safe and sensitive manner for this and future generations and the provision of a safe network of cycle and pedestrian footpaths from the population centres of Mornington, Donacorney, Bettystown, Laytown and Colpe to and from the churches, schools, shops, medical centres, sports centres, etc. in the area.

In conclusion the MCC Greenway plan is anti-private property, anti-SPA, anti-SAC and should therefore be refused.

Yours sincerely,

Signed:



- Letter dated 13 Dec 2018 from MCC
- Photos/images attached 10