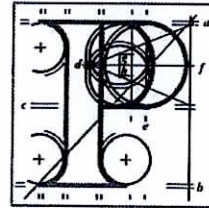


**Our Case Number:** ABP-313509-22

**Your Reference:** Blackrock Clinic



**An  
Bord  
Pleanála**

McGill Planning Limited  
22 Wicklow Street  
Dublin 2  
D02 VK22

**Date:** 05 July 2023

**Re:** BusConnects Belfield/Blackrock to City Centre Core Bus Corridor Scheme  
Co. Dublin

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Board has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Board. 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

AA02

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64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1

22 Wicklow Street,  
Dublin 2, D02VK22  
Tel: +353 1 284 6464  
Email: info@mccgplanning.ie

<b>AN BORD PLEANÁLA</b>	
LDG-	_____
ABP-	313509-22
04 JUL 2023	
Fee: €	_____
Type:	_____
Time:	12:49
By:	_____

4<sup>TH</sup> July 2023

Our Ref: 07172 BusConnects

**RE: Response to ABP Letter regarding Bus Connects dated 2<sup>nd</sup> June 2023**

<b>ABP Ref</b>	<b>ABP-313509-22 and ABP-313565-22</b>
<b>ABP Letter Date</b>	<b>2<sup>nd</sup> June 2023</b>
<b>Final Date to Respond</b>	<b>6<sup>th</sup> July 2023</b>
<b>Clients Name and address</b>	<b>Blackrock Health, Blackrock Hospital and Clinic, Rock Road, Blackrock, Dublin A94 E4X7</b>
<b>Agent</b>	<b>Trevor Sadler, McGill Planning, 22 Wicklow Street, Dublin 2, D02 VK22</b>

Dear Ms Caulfield,

Thank you for your letter dated the 2<sup>nd</sup> June 2023 confirming that there will not be an oral hearing for this BusConnects application. MCG Planning is instructed by our client, Blackrock Health, to respond to this letter and the submission by the National Transport Authority dated the 8<sup>th</sup> September 2022.

Upon review of the NTA's submission in response to our observation dated 11<sup>th</sup> July 2022. This response is generic and does not fully address the concerns raised in our original objection. While Blackrock Health supports the principle of BusConnects, our objection regarding the extent of land take proposed for use in the planning application and to be compulsory purchased both on a temporary and permanent nature remains excessive and will have a direct and detrimental impact on the operation of the Clinic and Hospital.

We also wish to confirm that permission has been granted under DLR Ref: D22A/0490 by Dun Laoghaire Rathdown County Council on the 6<sup>th</sup> October 2022. This is for the use of the existing alternative access/ egress route into the Blackrock Hospital and Clinic to become the primary vehicular entrance/ exit. It also includes alterations to the existing access and road improvements along Rock Road. A second wider access route is currently at appeal with An Bord Pleanála following the refusal of permission by Dun Laoghaire Rathdown County Council (ABP Reg ref ABP-312908-22). This is due to be determined in the near future. The proposal currently before the Board, has not been altered to take into account the revised relocation of the access/ egress permitted.

Our objection to both the Compulsory Purchase Order and to the Planning Application remains as follows:



- The extent of lands to be acquired, both on a permanent and temporary basis is excessive.
- The extent of lands to be acquired, on both a permanent and temporary basis, will have significant impacts on the day to day operation of Blackrock Clinic and Hospital.
- The proposed Bus Connects scheme has not taken cognisance of the permitted relocation of the vehicular and pedestrian access/ egress routes from Rock Road to Blackrock Clinic and Hospital or its potential expansion.
- All of the development is to the south side of the Rock Road, impacting on land owners, and having significant visual impact through the removal of several mature trees.
- The proposal will impact on the utilities and services for Blackrock Clinic. While it is welcome that the NTA will liaise with Blackrock Clinic and Hospital in this regard, it is imperative that a phasing plan, notification and agreement with Blackrock Clinic and Hospital prior to any works being undertaken to ensure the safety and health of all of their patients.

It is respectfully requested that any forthcoming approval should be subject to conditions requiring that Bus Connects is delivered in line with the DBFL drawings originally submitted with the observations and that the lands acquired on a temporary and permanent basis are reduced significantly.

Yours faithfully,

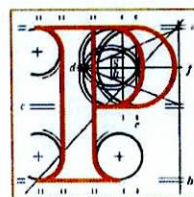


Trevor Sadler

Managing Director

**Our Case Number:** ABP-313509-22

**Your Reference:** Blackrock Clinic



**An  
Bord  
Pleanála**

McGill Planning Limited  
22 Wicklow Street  
Dublin 2  
D02 VK22

**Date:** 02 June 2023

**Re:** BusConnects Belfield/Blackrock to City Centre Core Bus Corridor Scheme  
Co. Dublin

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above mentioned proposed road development application for approval under section 51(2) of the Roads Act, 1993, as amended.

The Board has considered the case and hereby notifies you that it has decided to determine the application without an oral hearing. In this regard, please be advised that the Board has absolute discretion to hold an oral hearing and has concluded that this case can be dealt with adequately through written procedure. Accordingly, the Board hereby considers it appropriate to invite you to make a submission in accordance with section 217B of the Planning and Development Act 2000, as amended, in relation to the submission dated 8th September 2022 received from the National Transport Authority. A copy of the submission can be found on the Board's website at [www.pleanala.ie/en-ie/case/313509](http://www.pleanala.ie/en-ie/case/313509) under the heading responses. This submission together with the application documentation is also available for public inspection at the following locations:

An Bord Pleanála, 64 Marlborough Street, Dublin 1

National Transport Authority, Dún Scéine, Harcourt Lane, Dublin 2

Any submission in relation to the above must be received by the Board within 5 weeks from the date of this letter (i.e. not later than 5:30pm on the 6th July 2023). No additional fee is required for making a submission. As there are a number of busconnects applications with the Board for approval you are requested in your response, if any, to provide the following:

- (a) The reference number ABP- 313509-22
- (b) Your name and address.
- (c) The name and address of the person you are acting on behalf of.

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If you have any queries in relation to the matter please contact the undersigned officer of the Board. 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

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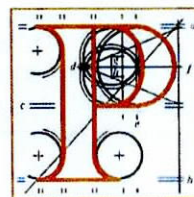
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**Our Case Number:** ABP-313565-22

**Your Reference:** Blackrock Clinic



**An  
Bord  
Pleanála**

McGill Planning Limited  
22 Wicklow Street  
Dublin 2  
D02 VK22

**Date:** 02 June 2023

**Re:** Belfield/Blackrock to City Centre Core Bus Corridor Scheme, Compulsory Purchase Order 2022  
Co. Dublin

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above-mentioned compulsory purchase order.

The Board has considered the case and hereby notifies you that it has decided to determine the compulsory purchase order without an oral hearing. In this regard, please be advised that the Board has absolute discretion to hold an oral hearing and has concluded that this case can be dealt with adequately through written procedure. Accordingly, the Board hereby considers it appropriate to invite you to make a submission in accordance with section 217A of the Planning and Development Act 2000, as amended in relation to the submission dated 8th September 2022 received from the National Transport Authority. A copy of the submission can be found on the Board's website at [www.pleanala.ie/en-ie/case/313565](http://www.pleanala.ie/en-ie/case/313565) under the heading responses. This submission together with the application documentation is also available for public inspection at the following locations:

An Bord Pleanála, 64 Marlborough Street, Dublin 1

National Transport Authority, Dún Scéine, Harcourt Lane, Dublin 2

Any submission in relation to the above must be received by the Board within 5 weeks from the date of this letter (i.e. not later than 5:30pm on the 6th July 2023). There is no fee required for making a submission. As there are a number of applications with the Board for confirmation you are requested in your response, if any, to provide the following:

- (a) The reference number ABP-313565-22
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- (c) The name and address of the person you are acting on behalf of.

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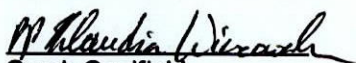
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Yours faithfully,



Sarah Caulfield  
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