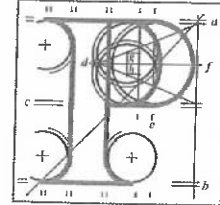


Our Case Number: ABP-317679-23



**An
Bord
Pleanála**

Hibernia Real Estate Group Limited
1WML
Windmill Lane
Dublin 2
D02 F206

Date: 19 September 2023

Re: Ringsend to City Centre Core Bus Corridor Scheme.
Ringsend to City Centre, Co. Dublin.

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above-mentioned proposed road development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

Please note that the proposed road development shall not be carried out unless the Board has approved it or approved it with modifications.

The Board has also received an application for confirmation of a compulsory purchase order which relates to this proposed road development. 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 in due course on this matter. The Board shall also make a decision on both applications at the same time.

If you have any queries in relation to this matter 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,

Niamh Thornton
Executive Officer
Direct Line: 01-8737247

HA02A

Teil	Tel	(01) 858 8100
Gíao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
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64 Sráid Maoilbhríde	64 Marlborough Street
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Hibernia Real Estate Group Limited

1WML, Windmill Lane, Dublin D02 F206, Ireland

T +353 (0)1 536 9100 E info@hiberniaREG.com W www.hiberniaREG.com

hibernia

Planning Department,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902

15th September 2023

Re: ABP Reg. Ref. ABP-317679-23. Application by National Transport Authority for the BusConnects Dublin - Ringsend to City Centre scheme.

Dear Sir/Madam,

Hibernia Real Estate Group Ltd. (Hibernia) is the owner of four office buildings; namely 50 City Quay, 1SJRQ (1 – 6 Sir John Rogerson’s Quay), The Observatory Building (7 – 11 Sir John Rogerson’s Quay), Portview House (Thorncastle Street) and the Portview Apartments building also on Thorncastle Street. All these buildings front on to streets impacted by the above referenced works. Hibernia also owns four additional office buildings which are one street removed from Sir John Rogerson’s Quay, and which will benefit from the significantly improved public transport resulting from BusConnects. These buildings are 1WML and 2WML (Windmill Lane), Central Quay (Britain Quay), and South Dock House (Hanover Quay).

Hibernia strongly welcomes this proposed BusConnects project. It will play a positive role in the promotion of sustainable public transport which will join currently disparate parts of the city. The aesthetic impact of the works will also be beneficial to the existing public realm.

However, we wish to note the prominence given to the relocation of the Saint Patrick’s Rowing Club clubhouse building on newly reclaimed land which is approximately 1.45m higher than the current ground level. While the elevated ground level is understandable in relation to future flood prevention, we believe that the proposed height of the clubhouse pitched roof structure is excessive relative to the height of the ground and first storeys, and that this prominent structure will be injurious to our currently uninterrupted views over the river Liffey from Portview House. We would ask that An Bord Pleanála conditions a significant reduction of the roof pitch in the granting of any planning permission.

We are grateful for An Bord Pleanála’s consideration of our observation on this application.

Yours faithfully,

Gerard Doherty,
Director of Development