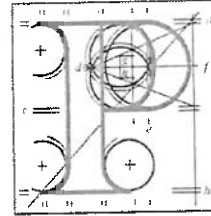


**Our Case Number:** ABP-317742-23

**Your Reference:** Kennedy Wilson and Kennedy Wilson Investments



**An  
Bord  
Pleanála**

Waterman Moylan  
Engineering Consultants  
Block S  
EastPoint Business Park  
Alfie Byrne Road  
Dublin 3  
D03H3F4

**Date:** 17 October 2023

**Re:** BusConnects Bray to City Centre Core Bus Corridor Scheme  
Bray to Dublin City Centre.

Dear Sir / Madam,

An Bord Pleanála has received your observation or submission on behalf of your client in relation to the case mentioned above and will take it into consideration in its determination of the matter.

Please be advised that those listed on the Compulsory Purchase Order schedule associated with this application are not required to pay the €50 fee associated with this case. As your client is listed on the schedule, a refund of €50 will be issued to you under separate cover.

Please be advised that copies of all submissions / observations received in relation to the application will be made available for public inspection at the offices of the Local Authority and at the offices of An Bord Pleanála when they have been processed by the Board.

For further information on this case please access our website at [www.pleanala.ie](http://www.pleanala.ie) and input the 6-digit case number into the search box. This number is shown on the top of this letter (for example: 303000).

Yours faithfully,

Sarah Caulfield  
Executive Officer  
Direct Line: 01-8737287

BL50A

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

**AN BORD PLEANÁLA**

Our Ref : 18-093.112 jg/ob  
 Your Ref :  
 E-mail : [j.gibbons@waterman-moylan.ie](mailto:j.gibbons@waterman-moylan.ie)  
 Date : 10 October 2023

LDG- 067497-23  
 ABP- BL-002335-23

**10 OCT 2023**

Fee: € 50.00 Type: CHG.  
 Time: 15.09 pm By: HAND

An Bord Pleanála,  
 61-64 Marlborough Street,  
 Dublin D01 V902

**Re : Submission in respect of the Proposed Bray to City Centre Core Bus Corridor Scheme**

Dear Sir/Madam,

We refer to the proposed Bray to City Centre Core Bus Corridor Scheme which is being promoted by the National Transport Authority (NTA) and which is currently on public display.

This submission is being made on behalf of our Clients, Kennedy Wilson and Kennedy Wilson Investments (KW Investment Funds ICAV/KW PRS ICAV), 94 St. Stephens Green, Dublin 2. In the first instance, we would confirm that Kennedy Wilson support the proposed scheme which will improve the bus services along this Core Bus Corridor.

Kennedy Wilson have property assets at 2 No. locations along the scheme. These are located at The Grange, Brewery Road, Stillorgan and at Cornerstone (former Leisureplex site), Lower Kilmacud Road, Stillorgan. Both properties are shown in Figure 1 and Figure 2 below.



Figure 1: The Grange, Brewery Road, Stillorgan





Figure 2: Cornerstone (former Leisureplex site), Lower Kilmacud Road, Stillorgan

The proposed scheme passes directly in front of The Grange which is an existing development of apartments and commercial units. There are existing access arrangements for set down, drop off, emergency vehicles and deliveries from the Stillorgan Road (see image in Figure 3 below). The current proposals for the Bray to City Centre Core Bus Corridor Scheme, as shown on Drawing No. BCIDB-JAC-GEO-GA-0013-XX-00-DR-CR-0023 Rev M01 and illustrated in Figure 4 below, do not appear to have any regard to the existing access arrangements. We would request that the existing access arrangements be maintained and that the scheme be amended appropriately.



Figure 3: The Grange, existing access arrangements

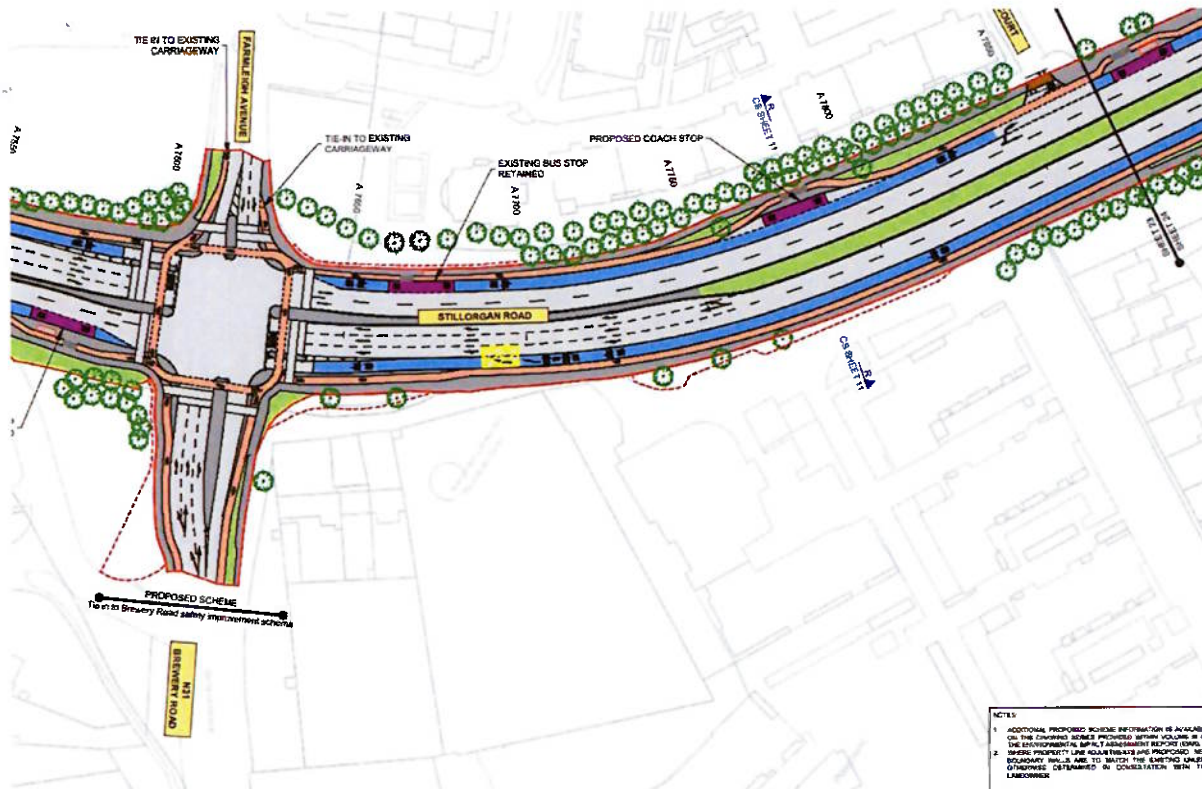


Figure 4: Extract from Drawing No. BCIDB-JAC-GEO-GA-0013-XX-00-DR-CR-0023 Rev M01

Our Client's property at Cornerstone (former Leisureplex site), Lower Kilmacud Road does not appear to be impacted by the proposed scheme, however, we would wish to be kept informed of any proposed changes in this area arising from the public consultation which may impact the property.

We enclose a cheque in the sum €50 being the required amount to accompany any submission.

We look forward to receiving confirmation that the existing access arrangements to The Grange development will be accommodated within the proposed Bray to City Centre Core Bus Corridor Scheme.

Yours faithfully

*Joseph Gibbons*

Joe Gibbons  
Director  
Waterman Moylan