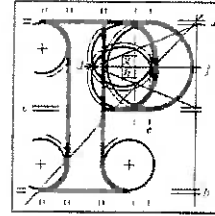


Our Case Number: ABP-317742-23

Your Reference: Redrock Donnybrook Ltd



**An
Bord
Pleanála**

John Spain Associates
39 Fitzwilliam Place
Dublin 2
D02 ND61

Date: 13 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 recent submission in relation to the above mentioned proposed road development and will take it into consideration in its determination of the matter.

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

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,

Sarah Caulfield
Executive Officer
Direct Line: 01-8737287

HA03

| | | |
|--------------------|---------|--|
| Teil | Tel | (01) 858 8100 |
| Glaó Áitiúil | LoCall | 1800 275 175 |
| Facs | Fax | (01) 872 2684 |
| Láithreán Gréasáin | Website | www.pleanala.ie |
| Ríomhphost | Email | bord@pleanala.ie |

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublín 1
D01 V902

Sarah Caulfield

From: Sarah Caulfield
Sent: Wednesday 11 October 2023 10:48
To: rkunz@johnspainassociates.com
Cc: Klaudia Wieszowska
Subject: RE: ABP REF.:317780 23 – CPO APPLICATION Bray to City Centre by the NTA

Dear Rory,

The Board acknowledges receipt of your email and attached submission on the above-mentioned application.

Kind Regards,
Sarah

From: Rory Kunz <rkunz@johnspainassociates.com>
Sent: Tuesday, October 10, 2023 4:21 PM
To: LAPS <laps@pleanala.ie>
Subject: re: ABP REF.:317780 23 – CPO APPLICATION Bray to City Centre by the NTA

Dear Sir/Madam,

On behalf our client, Redrock Donnybrook Ltd., Millington, 3 Crosthwaite Grove, Dun Laoghaire, Co. Dublin we wish to make a submission in respect of our client's lands at Circle K Garage, Donnybrook Dublin 4 in relation to the Bray to City Centre Core Bus Corridor Scheme, CPO application which invited submissions up until the 10th of October 2023.

As our client's lands are proposed for acquisition, this submission is exempt from the prescribed €50 fee.

We would kindly request confirmation of receipt.

Best regards,

Rory

Rory Kunz, *Executive Director*,

John Spain Associates,
39 Fitzwilliam Place,
Dublin 2,
D02 ND61.

T: 01 662 5803
M: 087 322 5858
e-mail: RKunz@johnspainassociates.com
web: www.jsaplanning.ie

 **John Spain Associates**
Planning & Development Consultants
Chartered Town Planners & Chartered Surveyors

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An Bord Pleanála,
(Strategic Infrastructure Division),
64 Marlborough Street,
Dublin 1,
D01 V902.

| | |
|-------------------------|------------|
| AN BORD PLEANÁLA | |
| 10 OCT 2023 | |
| LTR DATED _____ | FROM _____ |
| LDG- 067414-23 | |
| ABP- 317742-23 | |

Date: 10th October 2023
Our Ref: RK 20091

Dear Sir/Madam,

RE: SUBMISSION TO AN BORD PLEANÁLA IN RESPECT OF THE PROPOSED BUS CONNECTS BRAY TO CITY CENTRE CORE BUS CORRIDOR APPLICATION - IN RESPECT OF LANDS AT CIRCLE K GARAGE, DONNYBROOK, DUBLIN 4.

ABP Ref. 317742-23

On behalf our client, Redrock Donnybrook Ltd., Millington, 3 Crosthwaite Grove, Dun Laoghaire, Co. Dublin we wish to make a submission in respect of our client's lands at Circle K Garage, Donnybrook Dublin 4 in relation to the Bray to City Centre Core Bus Corridor Scheme, which invited submissions up until the 10th of October 2023.

As our client's lands are proposed for acquisition, this submission is exempt from the prescribed €50 fee.

At the outset our client broadly welcomes the Bray to City Centre Core Bus Corridor Scheme which will provide an enhanced high quality/frequency bus service along this key route and for the District Centre of Donnybrook.

It is noted our client has engaged with the NTA in respect of the subject site including as part of a permitted Build to Rent development (DCC Reg. Ref. 2244/21 (ABP-310204-21) refers).

Our client is grateful for this engagement with the NTA and more recently our client also engaged with the NTA in relation to the subject lands and a letter from the NTA is included with this submission (SEE APPENDIX 3).

In this regard our client is seeking that the Board amends the application and CPO as applied for as it relates to our client's landholding (and excludes our clients landholding from the CPO) as both the NTA Bus Connects scheme and the sustainable development of our client's landholding (using the layout arrangements as agreed previously with the NTA) can be accommodated along our client's landholding on the Donnybrook Road.

Our client is confident that the design measures included in the permitted development are appropriate and can be accommodated for other development proposals which our client is currently exploring with regard to a Purpose Built Student Accommodation Scheme.

1.0 Site Location

Our clients' lands are bounded by Donnybrook Road to the east, an existing commercial site to the south, and Brookvale Road to the west and north. The site is currently occupied by Circle K Service Station. Access to the Circle K service station is primarily from Donnybrook Road with additional access available from Brookvale Road

Figure 1.1: Aerial View of the subject site



(Source: Google Maps: Note Red line indicative)

2.0 Planning History

DCC Reg. Ref. 2244/21 (ABP-310204-21) – Build to Rent Scheme

On the 11th of August 2022, An Bord Pleanála granted permission for the development of a Build to Rent scheme comprising the demolition of structures on site and construction of a 10-storey mixed development including 67 no. apartments.

Condition no. 10 of the Board's Order included the specific requirements which our client is happy to facilitate as part of the subject lands (and any current/future development proposals.)

- *The development interface with the BusConnects proposals which shall be clearly depicted and made available in Irish Transverse Mercator ITM coordinates.*
- *Demonstration of how the building construction, operation and maintenance will be managed in relation to the overhang along Donnybrook Road with consideration towards safety and any proposed disruption to public space, bus, cycle and pedestrian movements.*
- *The footpath under the overhang shall be maintained free from all obstruction, such as advertising, seating, signs.*
- *The substratum under the proposed overhang, which shall be free from construction such as underground services, columns, pillars or any other obstruction and*
- *The provision of adequate public lighting.*

2.0 Bus Connects Proposals along our Client's Boundary

Section FF shows the Typical Section F-F Donnybrook Road

Figure 2.1 Typical Section F-F Donnybrook Road

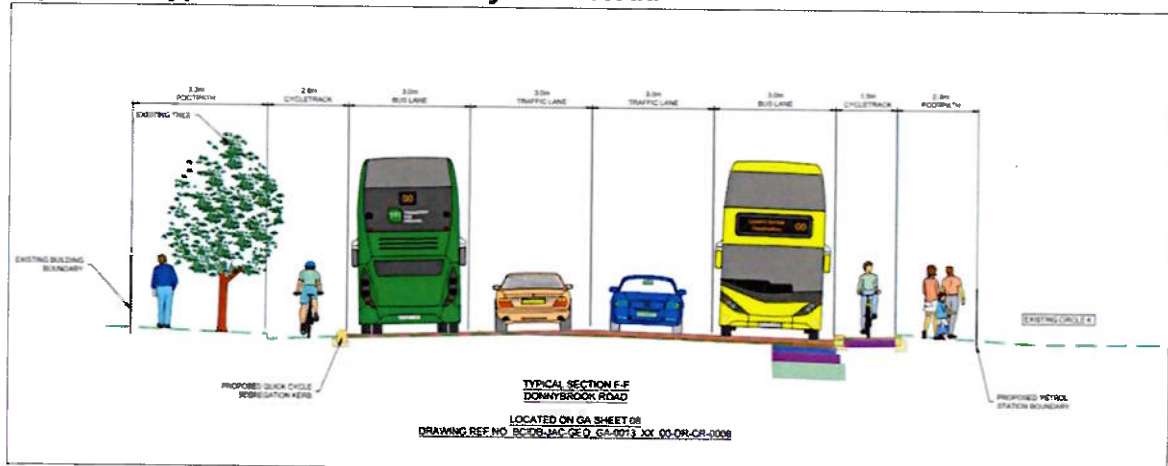
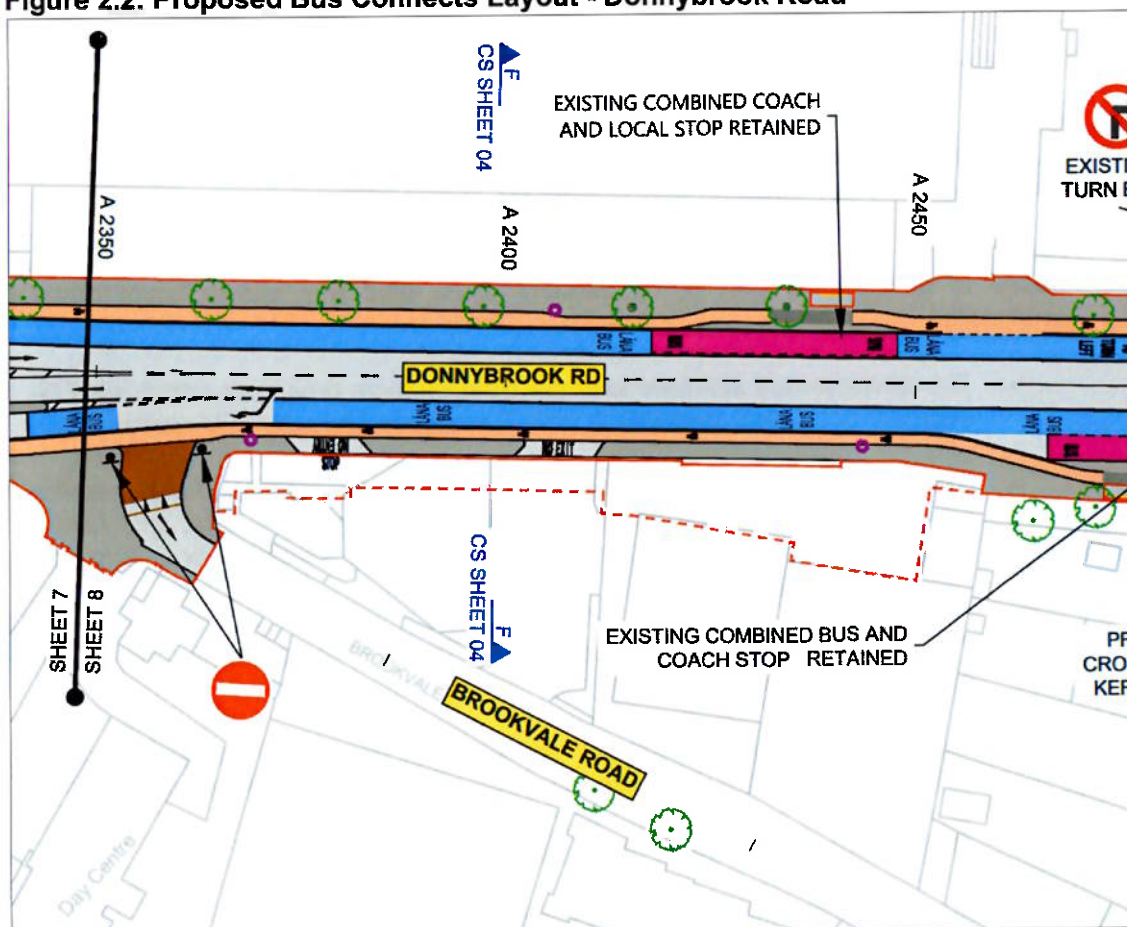


Figure 2.2: Proposed Bus Connects Layout - Donnybrook Road



(Source: Sheet no. 8)

3.0 Previously Agreed Design Solution along our Client's Boundary DCC Reg. Ref. 2244/21 (ABP-310204-21) – Build to Rent Scheme

Our client engaged with the NTA to discuss their requirements in respect of the subject site during the application/appeal process relating to DCC Reg. Ref. 2244/21 (ABP-310204-21).

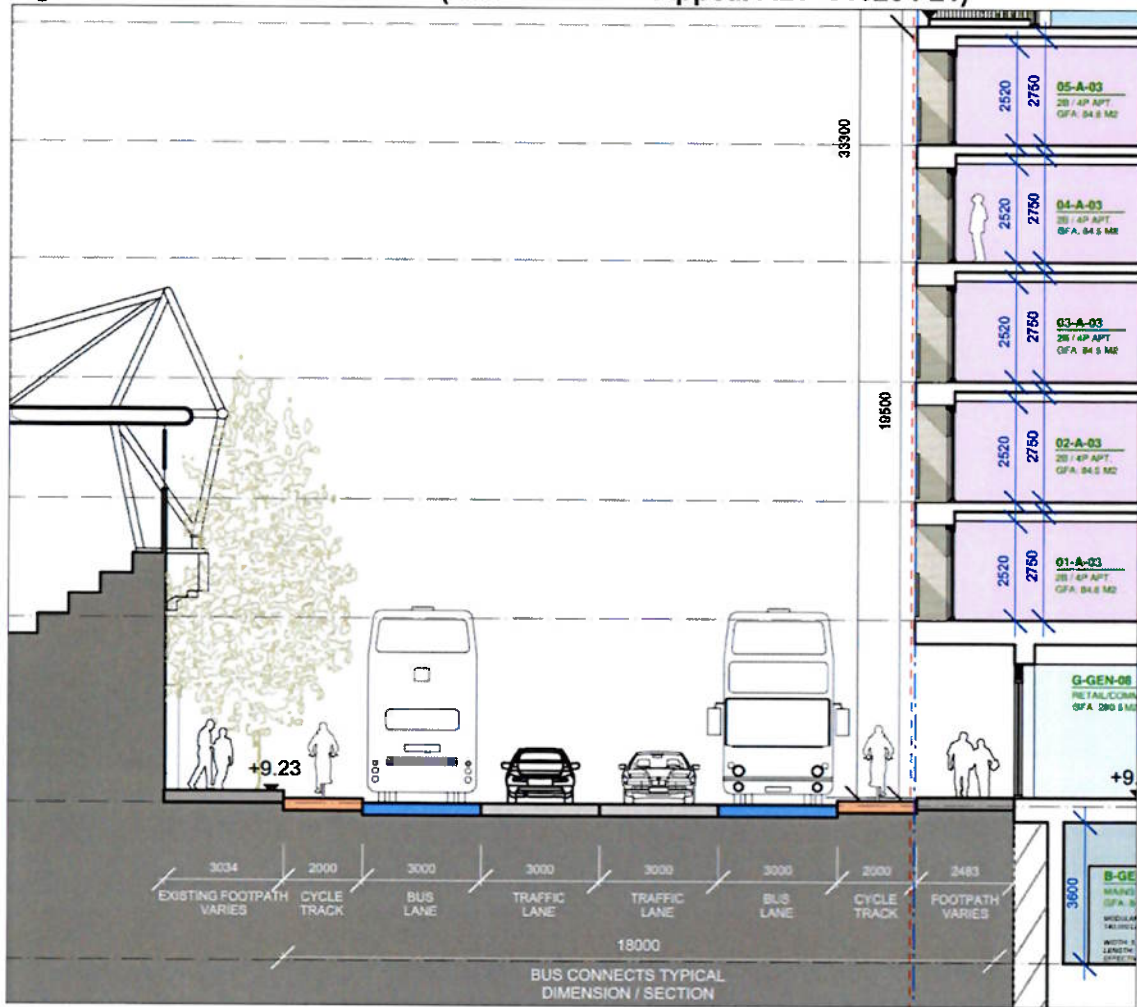
From this, an agreed line for setback of the building line between our client and the NTA was provided at ground floor and basement level which would ensure the proposed redevelopment of our client's landholding would not prejudice the future delivery of BusConnects has already been defined, which is illustrated in the DTA drawings (see Appendix 1).

Essentially, a 2 metre width at ground level is required by the NTA from our client's site to provide for a pedestrian footpath inside a cycle lane. This was achieved by bringing the building line at ground level deeper into the site, 2.5 metres on both sides. Please refer to drawings by DTA Architects (contained in Appendix 1) incorporating this setback.

The basement area beneath the footpath has been brought back to the same setback line.

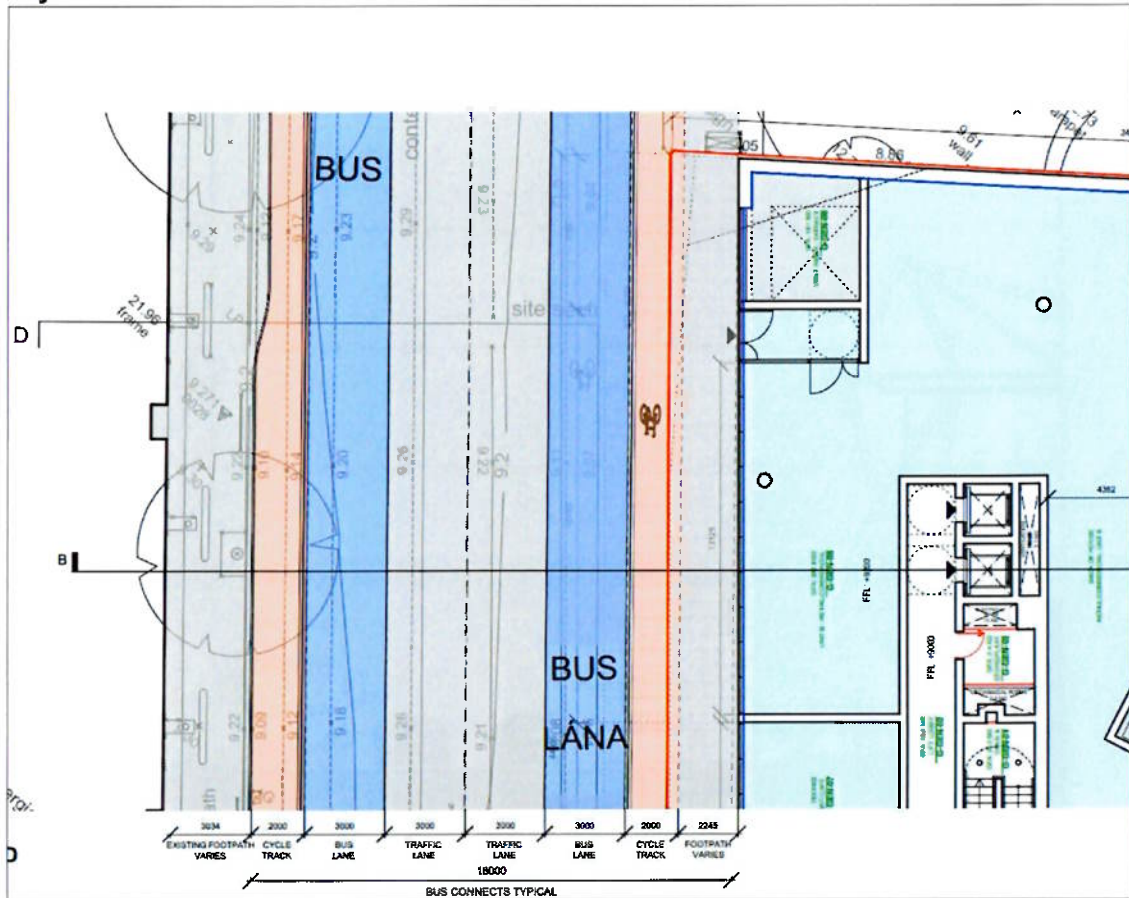
It is respectfully submitted that a similar arrangement can be accommodated along our client's boundary. Please see the enclosed drawings for further detail.

Figure 3.1: Cross Section Detail (submitted with Appeal ABP-310204-21)



DTA Drawing no. 2002-DBH-PL-405-(submitted with appeal)

Figure 3.2: Permitted Ground Floor Plan with Future Busconnects CBC13 Road Layout Overlaid

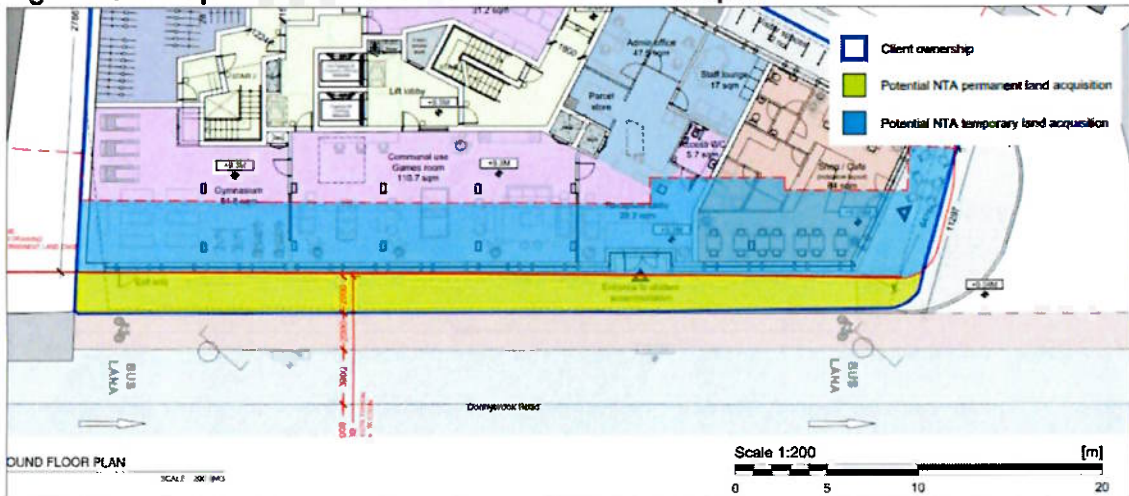


DTA Drawing no. 2002-DBH-PL-405- (submitted with appeal)

4.0 Proposed Student Accommodation Scheme 2023

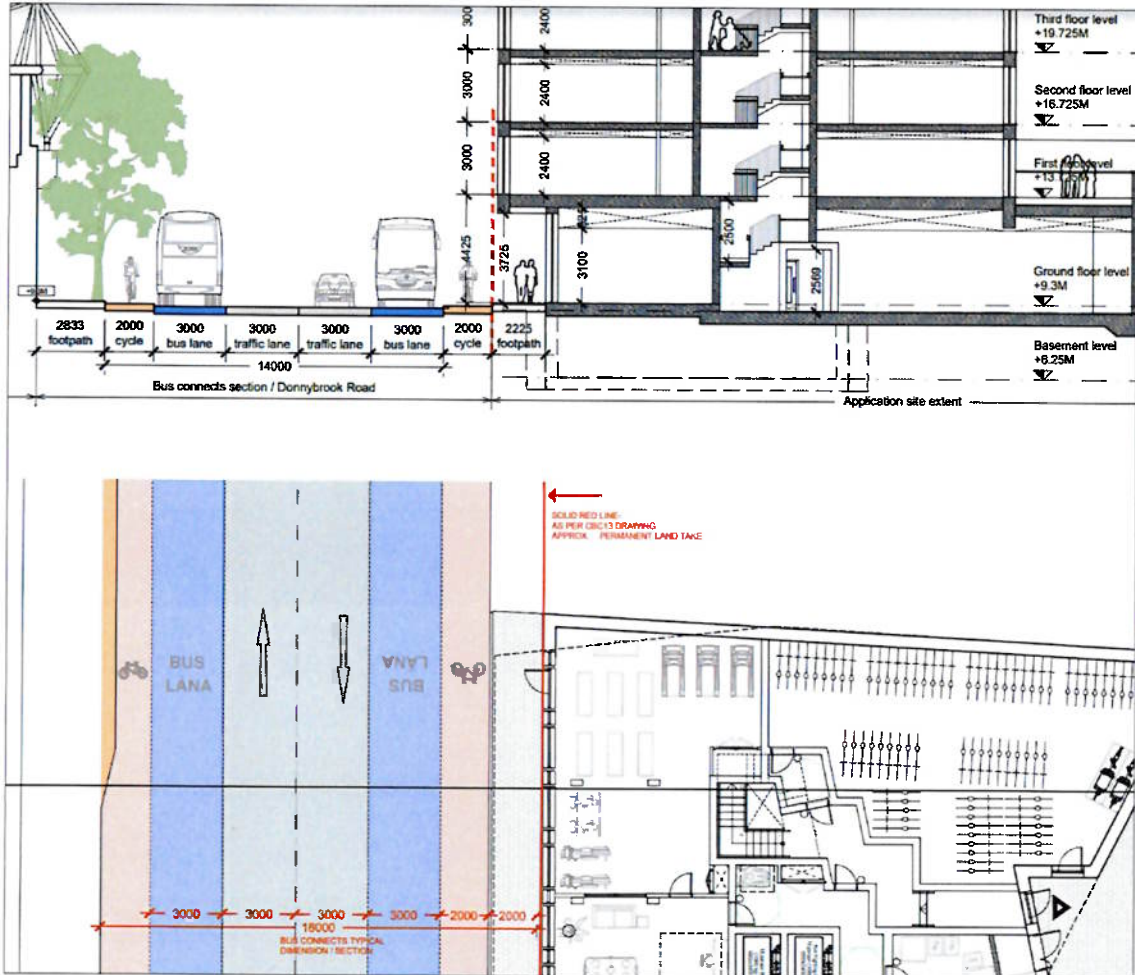
Our client is currently progressing a proposed Purpose Built Student Accommodation Scheme on the subject lands. Appendix 2 of this submission includes draft drawings of how the current layout can accommodate the BusConnects proposals.

Figure 4.1: Proposed Ground Floor Plan with NTA acquisition areas



The 2023 design takes cognisance of the NTA Bus Connect scheme and as such there are permanent works located within the potential permanent land acquisition area as shown on the plan views.

Figure 4.2: Cross Section Detail – PBSA 2023 Draft Scheme



The draft Purpose-Built Student Accommodation design takes cognisance of the NTA Bus Connect scheme as shown on the plan views. The 18m typical Bus Connect section width is accommodated as shown in the section views included.

5.0 Conclusions

We respectfully request that An Bord Pleanála takes into consideration our clients existing permission and also the agreed approach relating to our client’s boundary, which was agreed previously with the NTA.

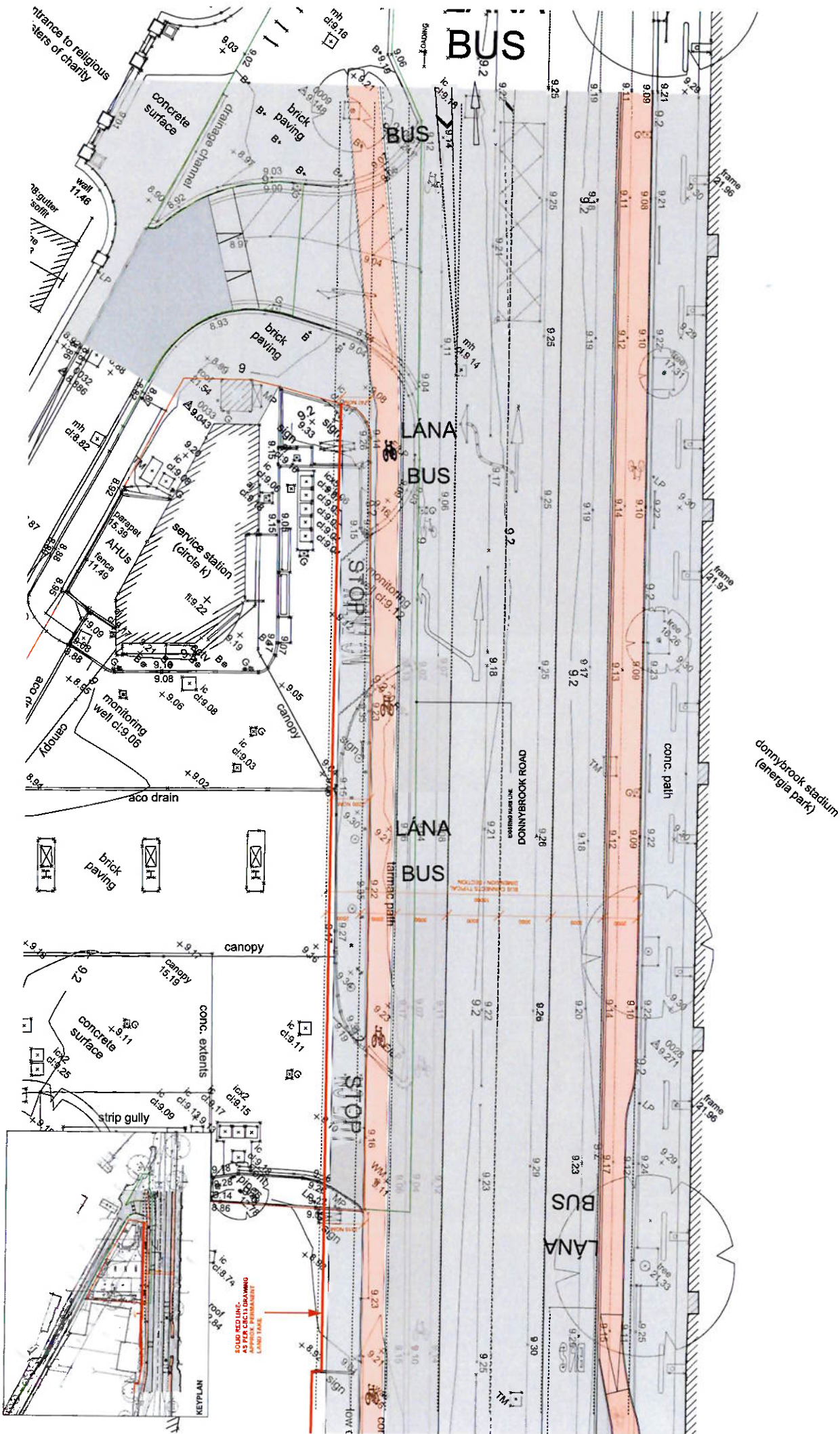
Yours sincerely,

John Spain

John Spain
 Managing Director John Spain Associates Ltd.

**APPENDIX 1 – PERMITTED AGREED LAYOUTS AND BUS CONNECTS SECTION
(DCC Reg. Ref. 2244/21 (ABP-310204-21) – Build to Rent Scheme)**

- 2002-DBH-PL-400-EXISTING GROUND FLOOR PLAN - BUSCONNECTS
- 2002-DBH-PL-401-PROPOSED GROUND FLOOR PLAN - BUSCONNECTS
- 2002-DBH-PL-405-PROPOSED SECTION BB & PART PLAN WITH CBC13 ROAD LAYOUT INCLUDED



NOTE: BUSCONNECTS CECS13 DRAWING OVERLAD

EXISTING GROUND FLOOR PLAN - BUSCONNECTS OVERLAY
1:200 @ A3

| | | | |
|-------------|--|----|------------|
| DATE | 2022/08/14 | BY | 2022/08/14 |
| PROJECT | DONNYBROOK ROAD DUBLIN 4 | | |
| DRAWING | EXISTING GROUND FLOOR PLAN - BUSCONNECTS | | |
| SCALE | 1:200 @ A3 | | |
| PROJECT NO. | 2022/08/14-400 | | |
| CLIENT | DUNYBROOK STADIUM | | |
| DESIGNER | DUNYBROOK STADIUM | | |
| APPROVED BY | DUNYBROOK STADIUM | | |
| DATE | 2022/08/14 | | |



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND IS NOT TO BE RELEASED TO THE PUBLIC WITHOUT THE WRITTEN PERMISSION OF THE PROJECT MANAGER. ANY INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND IS NOT TO BE RELEASED TO THE PUBLIC WITHOUT THE WRITTEN PERMISSION OF THE PROJECT MANAGER.

DATE: 14/08/2022

PROJECT: DONNYBROOK ROAD DUBLIN 4

DRAWING: EXISTING GROUND FLOOR PLAN - BUSCONNECTS

SCALE: 1:200 @ A3

PROJECT NO.: 2022/08/14-400

CLIENT: DUNYBROOK STADIUM

DESIGNER: DUNYBROOK STADIUM

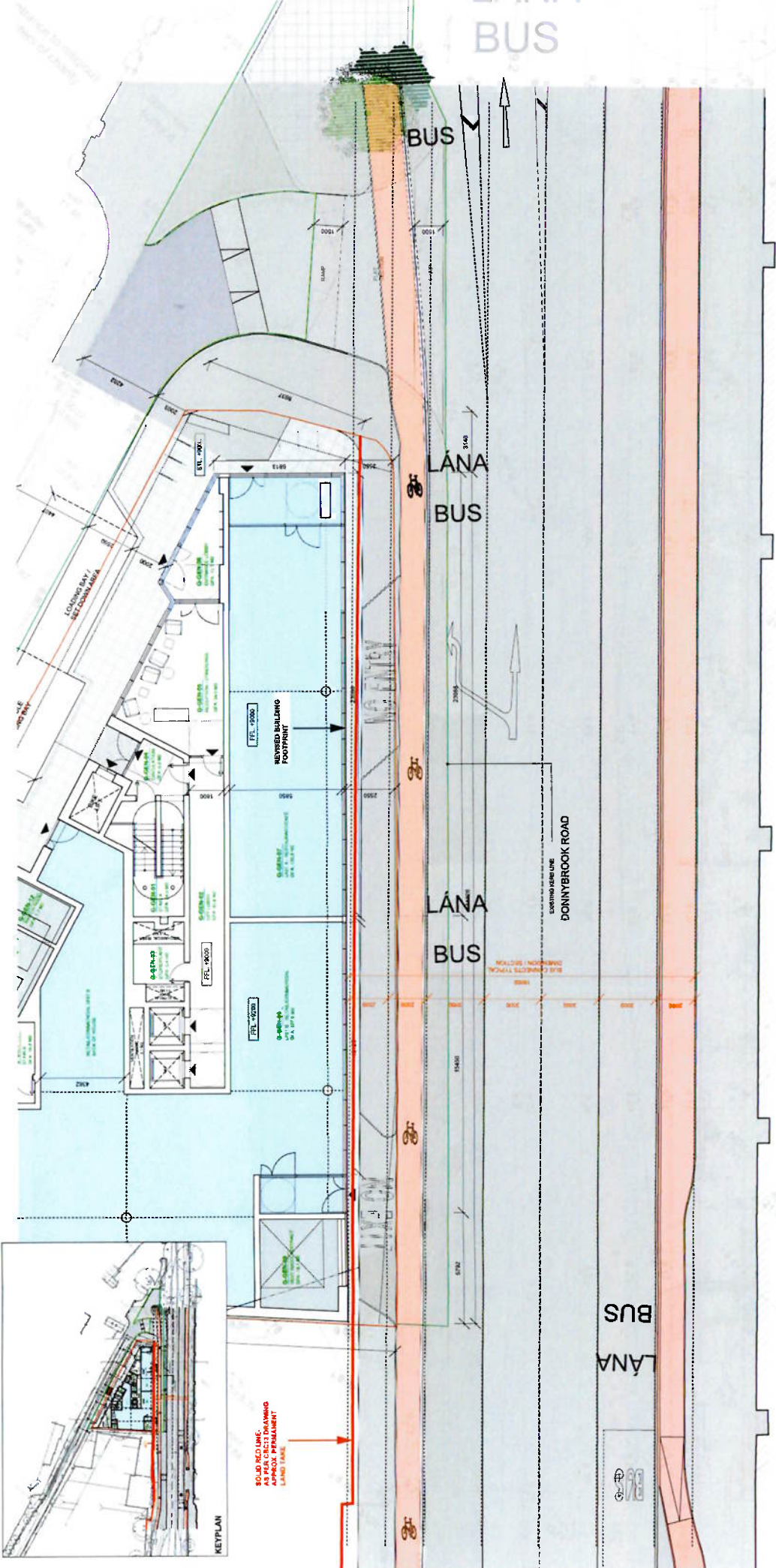
APPROVED BY: DUNYBROOK STADIUM

DATE: 14/08/2022

KEY PLAN

SOLID RED LINE: AS PER CECS13 DRAWING LAND TAKE

1:1



NOTE: BUSCONNECTS CEGIS DRAWING OVERLAP

PROPOSED GROUND FLOOR PLAN-BUSCONNECTS OVERLAY
1:200 @ A3

| NO. | DATE | DESCRIPTION |
|-----|------------|-------------------|
| 1 | 2024-08-14 | ISSUED FOR PERMIT |
| 2 | 2024-08-14 | ISSUED FOR PERMIT |
| 3 | 2024-08-14 | ISSUED FOR PERMIT |
| 4 | 2024-08-14 | ISSUED FOR PERMIT |
| 5 | 2024-08-14 | ISSUED FOR PERMIT |

| | |
|----------|----------------------------|
| CLIENT | DTA ARCHITECTS |
| PROJECT | DONNYBROOK ROAD (LAINLAIN) |
| LOCATION | DONNYBROOK ROAD (LAINLAIN) |
| SCALE | 1:200 @ A3 |
| DATE | 2024-08-14 |
| DESIGNER | DTA ARCHITECTS |
| APPROVED | DTA ARCHITECTS |

| | |
|----------|----------------------------|
| DATE | 2024-08-14 |
| TIME | 10:00 AM |
| LOCATION | DONNYBROOK ROAD (LAINLAIN) |
| PROJECT | DONNYBROOK ROAD (LAINLAIN) |
| SCALE | 1:200 @ A3 |
| DATE | 2024-08-14 |
| DESIGNER | DTA ARCHITECTS |
| APPROVED | DTA ARCHITECTS |

BASED ON: DRAFT ARCHITECTURAL DRAWING BY DTA ARCHITECTS
 DATE: 2024-08-14
 SCALE: 1:200 @ A3
 PROJECT: DONNYBROOK ROAD (LAINLAIN)
 LOCATION: DONNYBROOK ROAD (LAINLAIN)
 DRAWING NO: 2024-08-14-01
 DRAWING TITLE: PROPOSED GROUND FLOOR PLAN-BUSCONNECTS OVERLAY
 DRAWING SCALE: 1:200 @ A3
 DRAWING DATE: 2024-08-14
 DRAWING TIME: 10:00 AM
 DRAWING LOCATION: DONNYBROOK ROAD (LAINLAIN)
 DRAWING PROJECT: DONNYBROOK ROAD (LAINLAIN)
 DRAWING SCALE: 1:200 @ A3
 DRAWING DATE: 2024-08-14
 DRAWING TIME: 10:00 AM
 DRAWING LOCATION: DONNYBROOK ROAD (LAINLAIN)
 DRAWING PROJECT: DONNYBROOK ROAD (LAINLAIN)

**APPENDIX 2 – DRAFT PUPROSE BUILT STUDENT ACCOMMODATION SCHEME
2023 DRAWINGS JFA ARCHITECTS**

- DBR_STU-JFA-AR-P2000-Proposed_Ground_floor_plan-NTA acquisition BUS CORRIDOR
- DBR_STU-JFA-AR-P2000-Proposed_Ground_floor_plan-NTA acquisition
- DBR_STU-JFA-AR-P2012-Proposed_Basement_plan-P2012
- DBR_STU-JFA-AR-P4001_Elevation-1
- DBR_STU-JFA-AR-P5003_Section-P5004
Proposed_section_and_plan_with_CBC13_road_layout_included
- DBR_STU-JFA-AR-P5003-
Proposed_site_plan_with_CBC13_road_layout_included-P5003

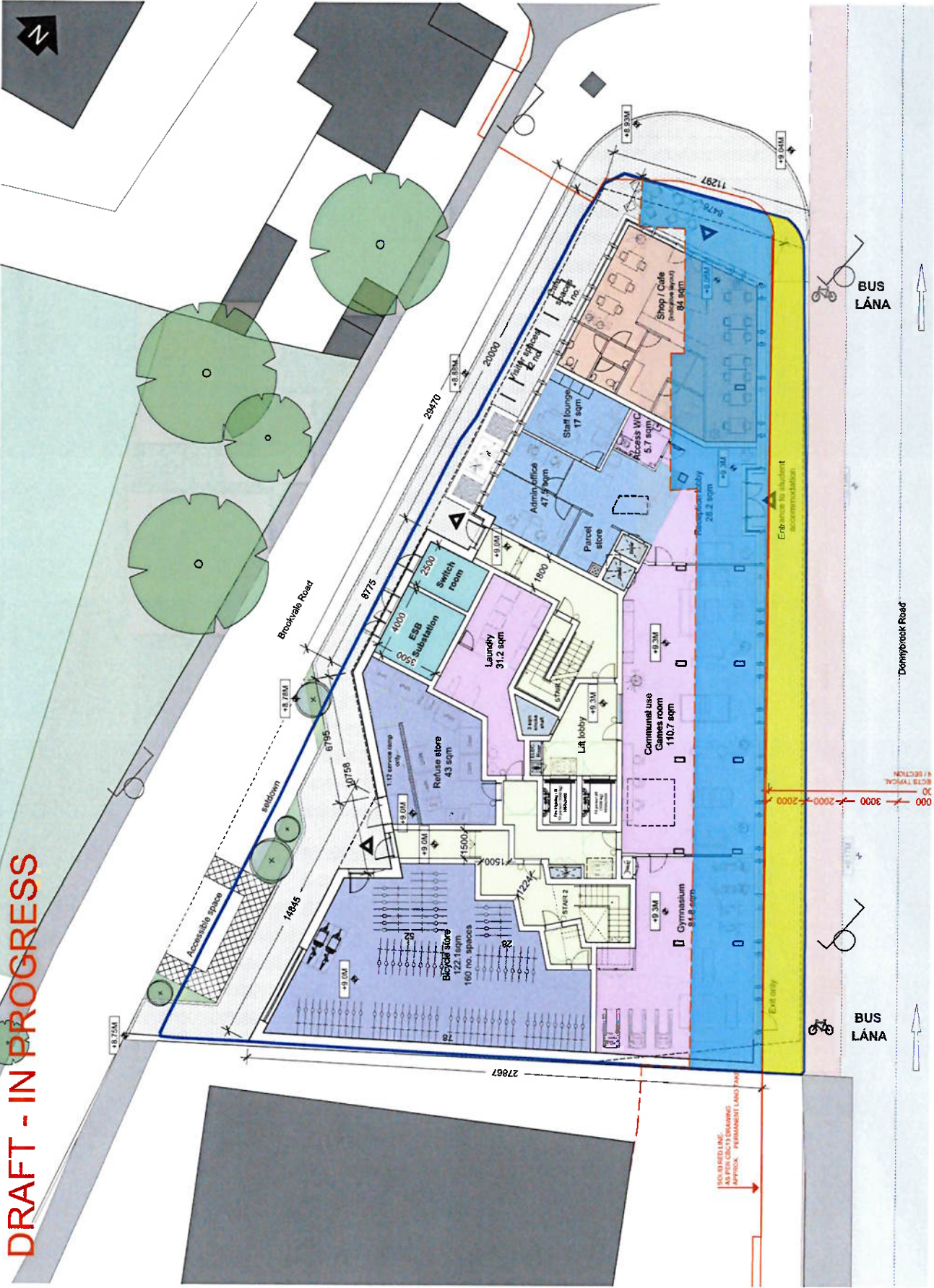
DRAFT - IN PROGRESS

- GENERAL NOTES**
1. CONSULT CONTRACTOR
 2. EXISTING ROAD PAVEMENT, LAW REVISIONS, SIGNAGE, ETC.
 3. ALL DIMENSIONS TO BE INDICATED TO ADJUSTERS
 4. ALL DIMENSIONS TO BE INDICATED TO ADJUSTERS
 5. ALL STRUCTURE TO BE INDICATED TO ADJUSTERS
 6. ALL DIMENSIONS TO BE INDICATED TO ADJUSTERS
 7. ALL DIMENSIONS TO BE INDICATED TO ADJUSTERS
 8. ALL DIMENSIONS TO BE INDICATED TO ADJUSTERS
 9. ALL DIMENSIONS TO BE INDICATED TO ADJUSTERS
 10. ALL DIMENSIONS TO BE INDICATED TO ADJUSTERS

| REV | DATE | DESCRIPTION | BY |
|-----|-------|------------------------------------|----|
| 1 | 23/02 | Initial client RFL, necessary info | CP |
| 2 | 23/02 | Issue and amend primary drawings | CP |

LEGEND

- Client ownership
- Potential NTA permanent land acquisition
- Potential NTA temporary land acquisition



JOHN FLEMING ARCHITECTS
 10/15 BELMONT TERRACE OFFICE PARK
 LINCHESTER DRUMSQUAN, DUBLIN 14, IRELAND
 T: 01 298 8888 E: info@jfa.ie W: www.jfa.ie

Client: Rof Rock Developments
Project: Student Accommodation
 at Dennybrook Road, Dublin 14
Proposed Ground Floor Plan with NTA acquisition areas
 Scale: 1:200 @ A3
 Date: 22/02
 Drawing No: 01
 Reference Number: NA
 Revision: 1



01
 PROPOSED GROUND FLOOR PLAN
 SCALE 1:200 @ A3
 P2000

FOR DISCUSSION

DRAFT - IN PROGRESS

- 1. SITE INFORMATION
- 2. SITE PLAN
- 3. SITE PLAN WITH PROPOSED DEVELOPMENT
- 4. SITE PLAN WITH PROPOSED DEVELOPMENT AND LAND ACQUISITION
- 5. SITE PLAN WITH PROPOSED DEVELOPMENT AND LAND ACQUISITION AND NTA ACQUISITION
- 6. SITE PLAN WITH PROPOSED DEVELOPMENT AND LAND ACQUISITION AND NTA ACQUISITION AND NTA ACQUISITION
- 7. SITE PLAN WITH PROPOSED DEVELOPMENT AND LAND ACQUISITION AND NTA ACQUISITION AND NTA ACQUISITION
- 8. SITE PLAN WITH PROPOSED DEVELOPMENT AND LAND ACQUISITION AND NTA ACQUISITION AND NTA ACQUISITION

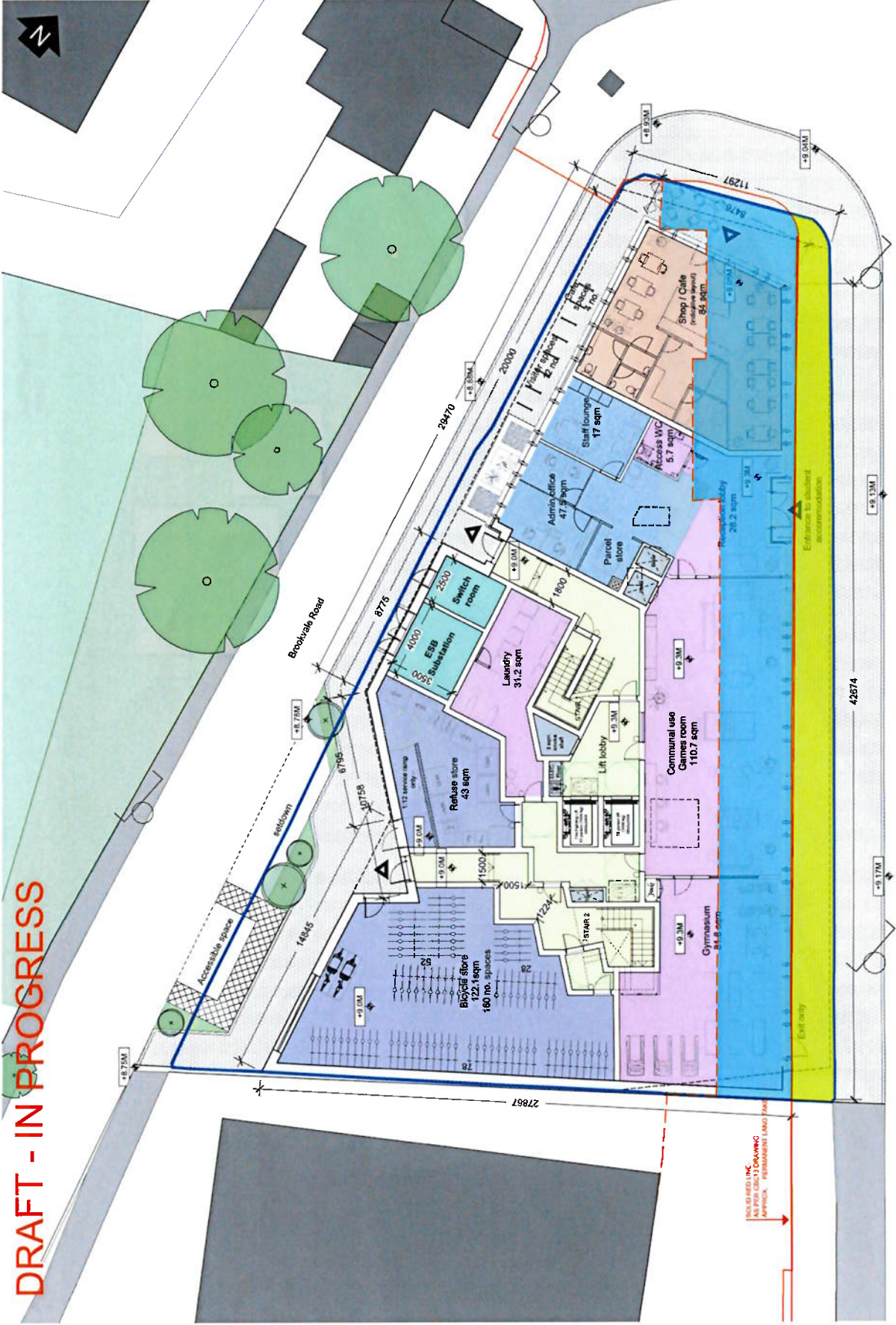
| NO. | DATE | DESCRIPTION | BY |
|-----|---------|---------------------------------|----|
| 1 | 2023/05 | Site layout, NTA, boundary line | CF |
| 2 | 2023/05 | Final architectural drawing | CF |

LEGEND

- Client ownership
- Potential NTA permanent land acquisition
- Potential NTA temporary land acquisition

JOHN FLEMING ARCHITECTS
 THE TREE HOUSE 17 RICHMOND OFFICE PARK
 THE TREE HOUSE 17 RICHMOND OFFICE PARK
 101 RICHMOND OFFICE PARK
 101 RICHMOND OFFICE PARK

Project: Student Accommodation
 Drawing No: 2242
 Date: 2023/05
 Drawing Number: 1
 Drawing Title: Proposed Ground Floor Plan with NTA acquisition areas



| NO. | DESCRIPTION | DATE | BY | CHECKED BY |
|-----|----------------------|------|----|------------|
| 1 | ISSUED FOR PERMIT | | | |
| 2 | REVISED FOR COMMENTS | | | |
| 3 | REVISED FOR COMMENTS | | | |
| 4 | REVISED FOR COMMENTS | | | |
| 5 | REVISED FOR COMMENTS | | | |
| 6 | REVISED FOR COMMENTS | | | |
| 7 | REVISED FOR COMMENTS | | | |
| 8 | REVISED FOR COMMENTS | | | |
| 9 | REVISED FOR COMMENTS | | | |
| 10 | REVISED FOR COMMENTS | | | |

- LEGEND**
- RED LINE: SITE BOUNDARY
 - ORANGE LINE: CYCLE TRACK
 - GREEN LINE: FOOTPATH
 - GREY LINE: CONCRETE DRIVE
 - YELLOW LINE: ASPHALT DRIVE
 - GREEN LINE: GRASS
 - GREEN LINE: SANDSTONE
 - GREEN LINE: BRICK PAVING
 - GREEN LINE: EXISTING FOOTPATH
 - GREEN LINE: PROPOSED ASPHALT DRIVE
 - GREEN LINE: PROPOSED SANDSTONE DRIVE
 - GREEN LINE: PROPOSED BRICK PAVING DRIVE
 - GREEN LINE: TREES TO BE RETAINED
 - GREEN LINE: NEW PLANTING

DRAFT

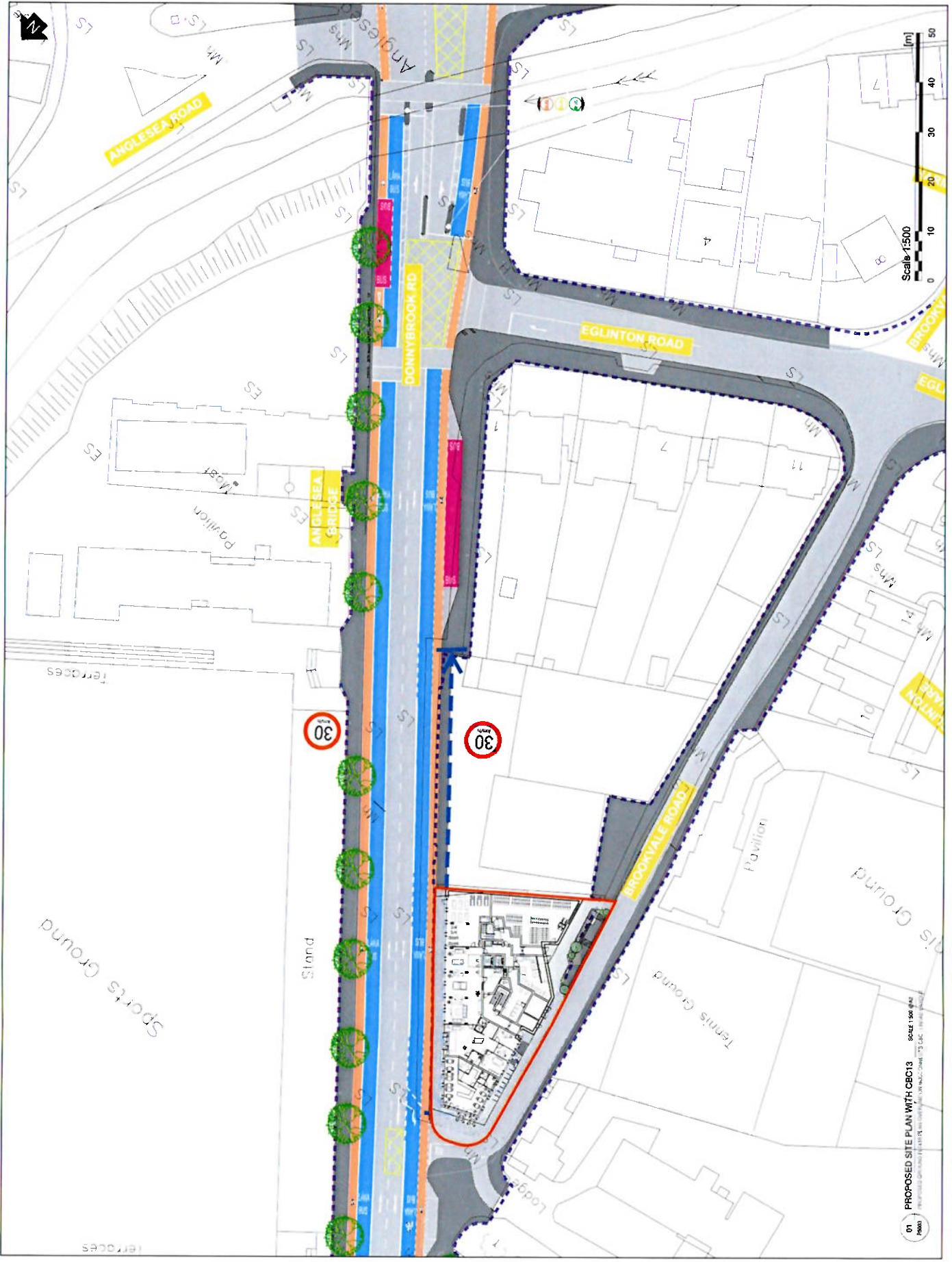
JOHN FLEMING ARCHITECTS

100/102 BROOKVALE ROAD, BROOKVALE NSW 1512
 T: (02) 9387 1111
 www.johnfleming.com.au

PROPOSED SITE PLAN WITH CBC13 ROAD LAYOUT INCLUDED

DATE: 08/12/2023
 DRAWN: JF
 CHECKED: JF
 SCALE: 1:500
 SHEET NO: 01
 PROJECT NO: JF/23/003

Client: Brookvale Council
 Project: Brookvale Council
 Site: Brookvale Council
 Scale: 1:500
 Date: 08/12/2023
 Drawn: JF
 Checked: JF
 Sheet No: 01
 Project No: JF/23/003



APPENDIX 3: NTA LETTER

Mr David Magner,
Leading Edge Project Directors.



Harcourt Lane, Dublin 2

Dún Scéine, Baile Átha Cliath 2

tel: 01 879 8300

fax: 01 879 8333

email: info@nationaltransport.ie

web: www.nationaltransport.ie

10th October 2023

Re: Residential Development at Donnybrook

Dear Mr Magner,

The NTA has reviewed the following drawings prepared by John Fleming Architects that you supplied in relation to the above development;

| Title | Drawing Number | Rev | Date |
|--|----------------------|-----|-----------|
| Proposed Ground Floor Plan with NTA acquisition areas | NA | 1 | July 23 |
| Proposed Ground Floor Plan with NTA acquisition areas | NA | 1 | July 23 |
| Proposed Basement Plan | DBR_STU-JFA-AR-P2012 | 2 | August 23 |
| Proposed Elevation 1 Donnybrook Road Elevation | DBR_STU-JFA-AR-P4001 | 0 | August 23 |
| Proposed Section and Plan with CBC13 road layout included (Bray-City Centre) | DBR_STU-JFA-AR-P5004 | 1 | August 23 |
| PROPOSED SITE PLAN WITH CBC13 ROAD LAYOUT INCLUDED | DBR_STU-JFA-AR-P5003 | 0 | August 23 |

In relation to the interface between the proposed development and the Bray to City Centre Core Bus Corridor Scheme on Donnybrook Road. The NTA are satisfied that the proposed development, as amended and indicated in the above drawings, would not prejudice the delivery of the CBC, subject to the following being addressed to the satisfaction of the planning authority:

- The development interface with the BusConnects proposals should be clearly depicted within the developer's planning application documentation and the design should be made available in ITM coordinates.

- The developer should demonstrate how the building construction, operation and maintenance will be managed in relation to the overhang along Donnybrook Road with consideration towards safety and any proposed disruption to public space, bus, cycle and pedestrian movements.

- Maintenance of the footpath under the overhang shall be free from all obstructions, such as advertising, seating, signs etc.

- The provision of adequate public lighting.

- The NTA as part of the Bray to City Centre Scheme intend to CPO the substratum under the proposed overhang, therefore there should be no construction in this area such as underground services, columns, pillars or any other obstructions.

In undertaking our role as a statutory consultee under Article 28 of the Planning and Development Regulations (2001-1), the NTA reserves the right to submit further observations on other aspects of the proposed development at any subsequent stage of the planning process.

Yours sincerely,

Oliver Wynne
Project Manager