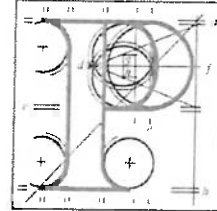


**Our Case Number:** ABP-317742-23

**Planning Authority Reference Number:**

**Your Reference:** The Congregation of Christian Brothers



An  
Bord  
Pleanála

Bannon  
Property Consultants and Chartered Valuation Surveyors  
Hambleton House  
19/26 Pembroke Street Lower  
Dublin 2

**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 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](mailto:laps@pleanala.ie)

Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Eimear Reilly  
Executive Officer  
Direct Line: 01-8737184

HA02A

Teil	Tel	(01) 858 8100
Glaio 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

Our Ref: NB/JP/PD/38929

10<sup>th</sup> October 2023

An Bord Pleanála  
Strategic Infrastructure Division  
64 Marlborough Street  
Dublin 1  
D01 V902

**AN BORD PLEANÁLA**  
LDG- 167610-23  
ABP- 317742-23  
**10 OCT 2023**  
Fee: € — Type: —  
Time: 12.43 pm By: Hand



Property Consultants and  
Chartered Valuation Surveyors

Hambleton House,  
19/26 Pembroke Street Lower, Dublin 2.  
T: +353 1 6477900 W: www.bannon.ie

### SUBMISSION TO PROPOSED COMPULSORY PURCHASE ORDER 2023

**SCHEME:** BRAY TO CITY CENTRE CORE BUS CORRIDOR SCHEME  
**APPLICANT:** NATIONAL TRANSPORT AUTHORITY (BUS CONNECTS)  
**RELEVANT PLOT:** 1065(1).1i, 1065(2).1i, 1065(3).1i, 1065(4).2d, 1065(5).2i, 1065(6).2i  
**OUR CLIENT:** THE CONGREGATION OF CHRISTIAN BROTHERS

Dear Sir / Madam,

On behalf of our client The Congregation of Christian Brothers, Province Centre, Griffith Avenue, Marino, Dublin 9, we have been instructed to make the following submission to the proposed Compulsory Purchase Order for the Bray to City Centre Core Bus Scheme (CPO Order 2023). By way of background the Edmund Rice Schools Trust (ERST) is the patron for the school. The lands upon which the school is constructed is in the ownership of our client, however it is proposed to transfer these to ERST.

By letter dated 10<sup>th</sup> August 2023, our client received notification of the proposed Compulsory Purchase Order in respect of a plots of land identified as follows:

**Address - St. Brendan's College, Woodbrook, Dublin Road, Bray, Co. Dublin A98 AW64**

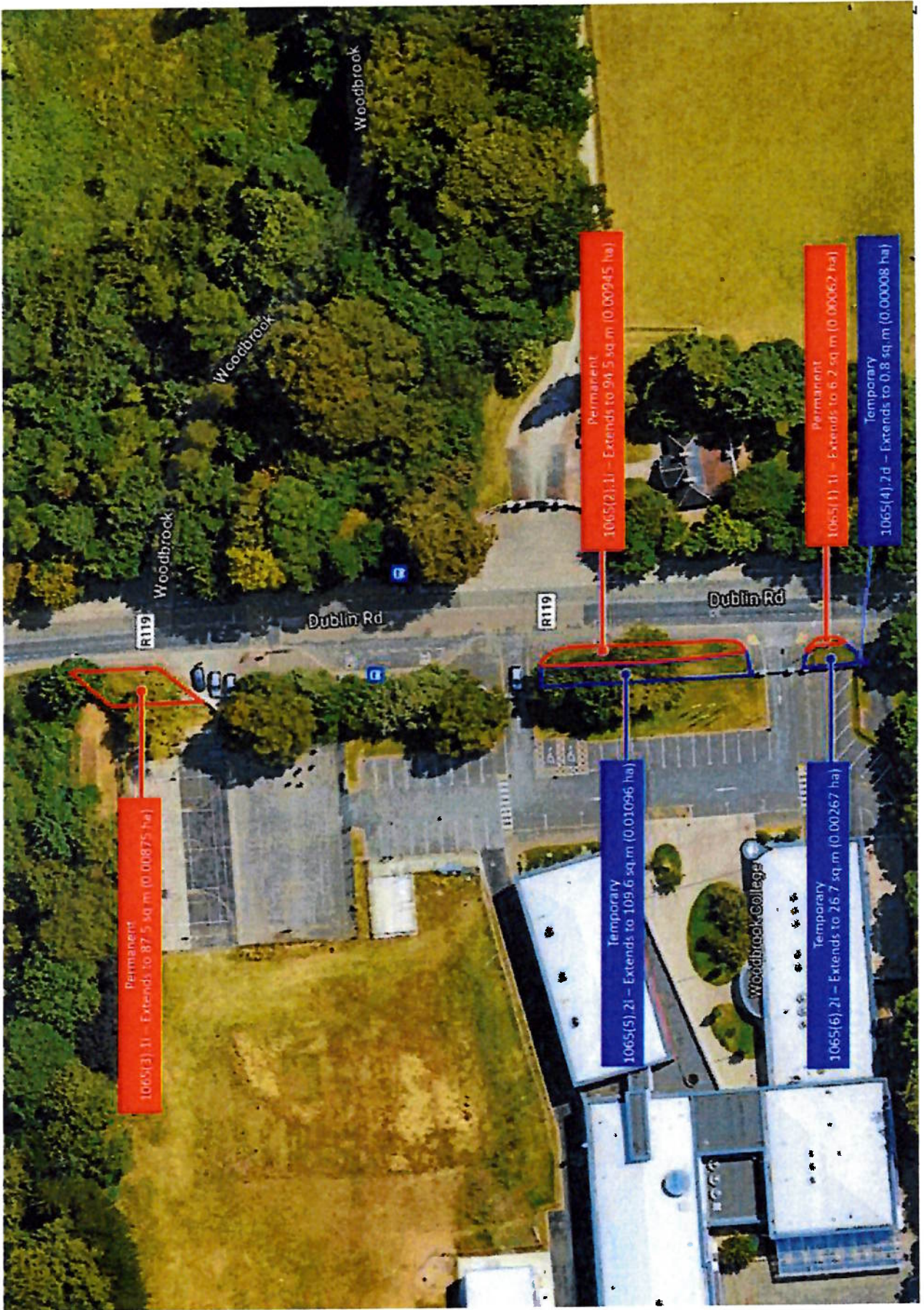
- 1065(1).1i (Permanent) - Extends to 6.2 sq m (0.00062 ha)
- 1065(2).1i (Permanent) - Extends to 94.5 sq m (0.00945 ha)
- 1065(3).1i (Permanent) - Extends to 87.5 sq m (0.00875 ha)
- 1065(4).2d (Temporary) - Extends to 0.8 sq m (0.00008 ha)
- 1065(5).2i (Temporary) - Extends to 109.6 sq m (0.01096 ha)
- 1065(6).2i (Temporary) - Extends to 26.7 sq m (0.00267 ha)

The aerial photograph overleaf illustrates the approximate location and extent of the plots to be acquired on both a permanent and temporary basis at St. Brendan's College, Woodbrook, Dublin Road. The plots to be acquired on a permanent and temporary basis extend along the eastern boundary/frontage of the property onto Dublin Road.

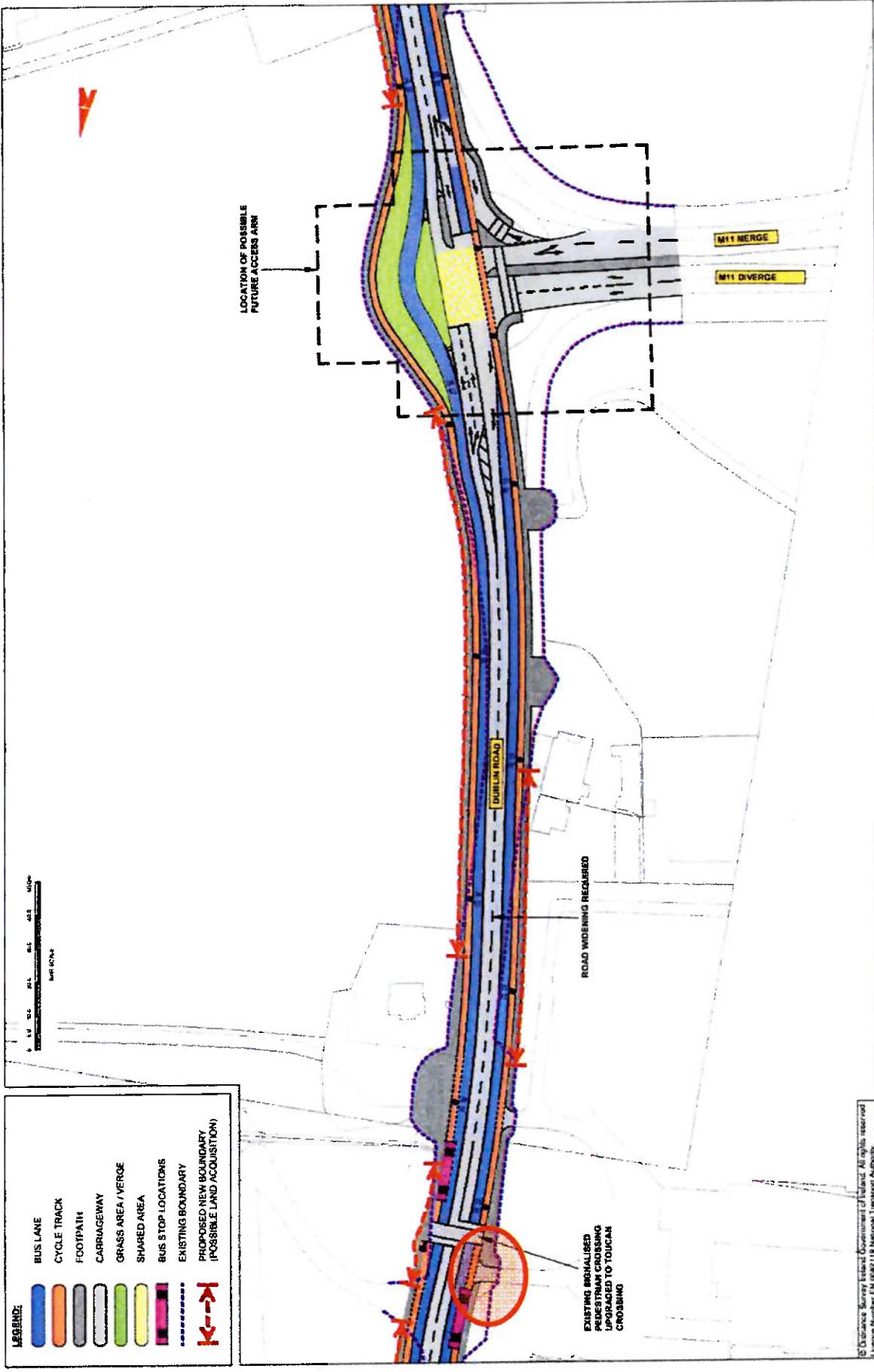
It is proposed that these plots will be acquired as part of the Bray to City Centre core bus corridor scheme for the purposes of facilitating a dedicated bus corridor, together with all ancillary and consequential works associated therewith.

We understand that the acquiring authority proposes to relocate the existing bus stop at the new proposed access road junction.









Proposed Scheme Layout - The existing gate, circled in red, is located close to a proposed new entrance which would access a proposed new all-weather facility. We are against the relocation of a bus stop to this location.



Proposed School Development Scheme - Indicative layout of a new all-weather facility at the rear of Woodbrook College. Access would be from a new internal road along the northern boundary of the site.



### **Proposal**

The proposed scheme, in the NTA drawing dated 18/07/23 (0013-5M-0035), proposes to relocate a bus stop serving the school to a location further north of the site. This however would impact on the single opportunity to access a proposed new all-weather facility situated to the rear of Woodbrook College, together with an access for lands to be retained by the Congregation located at the rear of the college. The local authority has already committed (June 2020) to construct the required access road as part of an exchange of land required to facilitate the development of the all-weather pitches. A relocation of the bus stop, through the permanent acquisition of the land parcel 1065(3).1i, would eliminate this proposal and be detrimental to future development plans at the school.



**Front elevation of the subject property - Existing northern access point to be replaced by proposed relocation of bus stop**



**Dublin Road, northern access - proposed relocation of bus stop**

### **Summary**

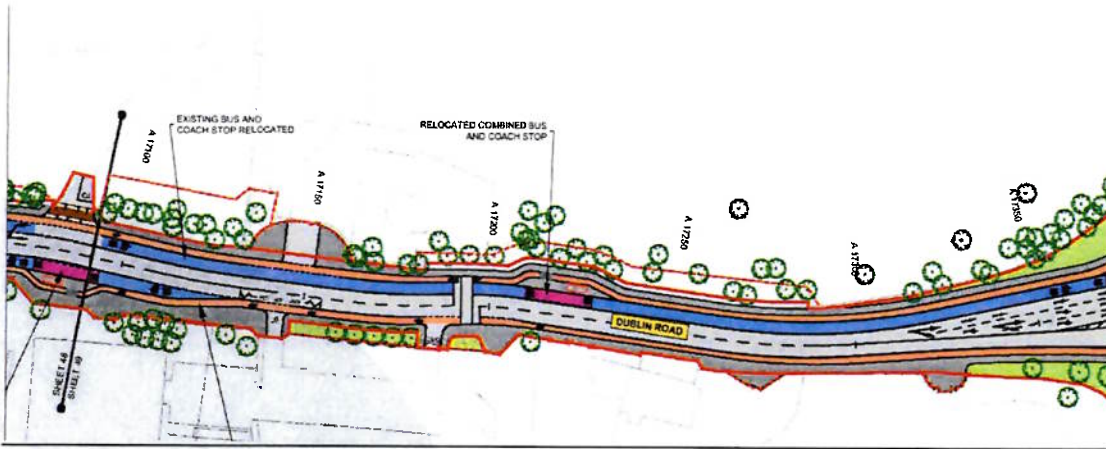
Our client wishes to express their strong objection to the proposed relocation of the bus stop as it will hinder plans for the development of new all-weather pitches. Their main concerns can be summarised as follows:

- 1.) **Future Development:** The proposed relocation of the bus stop places it directly at the junction of the new access road intended to facilitate a new internal access, already agreed in principle with the local authority. The proposed repositioning of the bus stop therefore is detrimental to the proposal development of new amenity facilities at the school.
- 2.) **Traffic Management:** The successful operation of the proposed all-weather facility located at the rear of Woodbrook College necessitates a substantial volume of drop-off and pick-up activities. To mitigate any potential conflicts, congestion, or delays, it is imperative that an operational entrance and exit remain available at or close to the location the existing gate towards the northern end of the overall site. This will ensure efficient traffic flow and minimises disruption to the surrounding area.

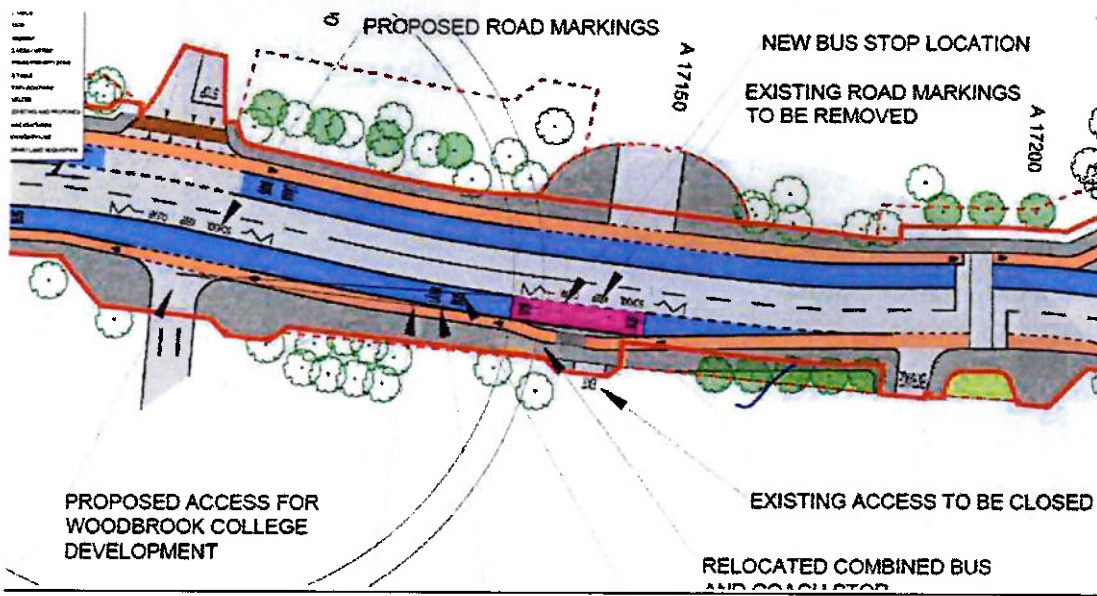
### **Note:**

The engineer on behalf of school itself, Mr. Richard Kiernan BEng, CEng, MIEI, RConsEI, has held initial discussions with representatives of BusConnects and outlined concerns which centre around the aforementioned bus stop. BusConnects, in response to Mr. Kieran, suggest **an alternative bus stop location** further south along the Dublin Road. In principle, this alternative would suit the requirements of the proposed school development scheme as it currently stands.

**Current BusConnects Bray CBC Design for the Bus Stop**



**Alternate Location of the Bus stop to Allow for Proposed School Development (as proposed by BusConnects)**



**Conclusion:**


As highlighted above, our client has serious concerns regarding the proposed permanent acquisition of the land listed as plot 1065(3).1i (Permanent) and the relocation of the current bus stop. This will have a fundamental implication for the proposed road strategy for the school development and lands located to the rear of the school.

We request An Bord Pleanála to consider the alternative bus stop location proposal as set out above. The amendment to the proposed scheme will then provide for access to the rear of Woodbrook College to allow for the proposed school development.

We trust our client's concerns will be taken in consideration by An Bord Pleanala in the assessment of the proposed Compulsory Purchase Order for the Bray to City Centre Core Bus Scheme.

Please keep us informed of the progress in relation to the proposed Compulsory Purchase Order.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Paul Doyle', written over a horizontal line.

**Paul Doyle BSc MCSI MRICS**  
**Managing Director**  
**For BANNON**