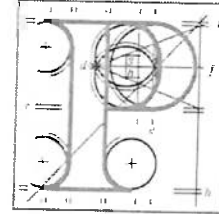


Our Case Number: ABP-317780-23
Planning Authority Reference Number:
Your Reference: Donnybrook Fair Limited



**An
Bord
Pleanála**

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

Date: 13 October 2023

Re: Bray to City Centre Core Bus Corridor Scheme Compulsory Purchase Order 2023
Bray to Dublin City Centre

Dear Sir / Madam,

An Bord Pleanála has received your letter of objection in relation to the above mentioned compulsory purchase order.

In respect of same, please note that in circumstances where:

- (i) no objections are received by the Board within the period provided for making objections, or
 - (ii) all objections made are subsequently withdrawn, or
 - (iii) all objections made relate exclusively to matters which can be dealt with by a property arbitrator
- the Board will inform the local authority as appropriate and, in such circumstances, the local authority can itself confirm the order with or without modification or refuse to confirm the order in accordance with the provisions of section 216 of the Planning and Development Act, 2000, as amended.

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 on this matter in due course.

If you have any queries in the meantime 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

CH02

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D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Ref: NB/JB/38928

5th October 2023

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

AN BORD PLEANÁLA	
LDG- <u>067510-23</u>	
ABP- <u>517790-23</u>	
10 OCT 2023	
Fee: € <u> </u>	Type: <u> </u>
Time: <u>12.40pm</u>	By: <u>Hand</u>



Property Consultants and
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Hambleton House,
19/26 Pembroke Street Lower, Dublin 2.
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SUBMISSION TO PROPOSED COMPULSORY PURCHASE ORDER 2023

SCHEME: BRAY TO CITY CENTRE CORE BUS CORRIDOR SCHEME
APPLICANT: NATIONAL TRANSPORT AUTHORITY (BUS CONNECTS)
RELEVANT PLOT: 1019(1).1e
OUR CLIENT: DONNYBROOK FAIR LIMITED

Dear Sir / Madam,

On behalf of our client Donnybrook Fair Limited, Musgrave House, Airport Road, Ballycurreen, Airport Road, Cork, 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).

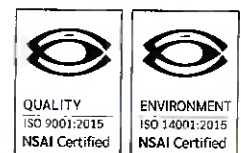
By letter dated 10th August 2023, our client received notification of the proposed Compulsory Purchase Order in respect of a single plot of land identified as follows:

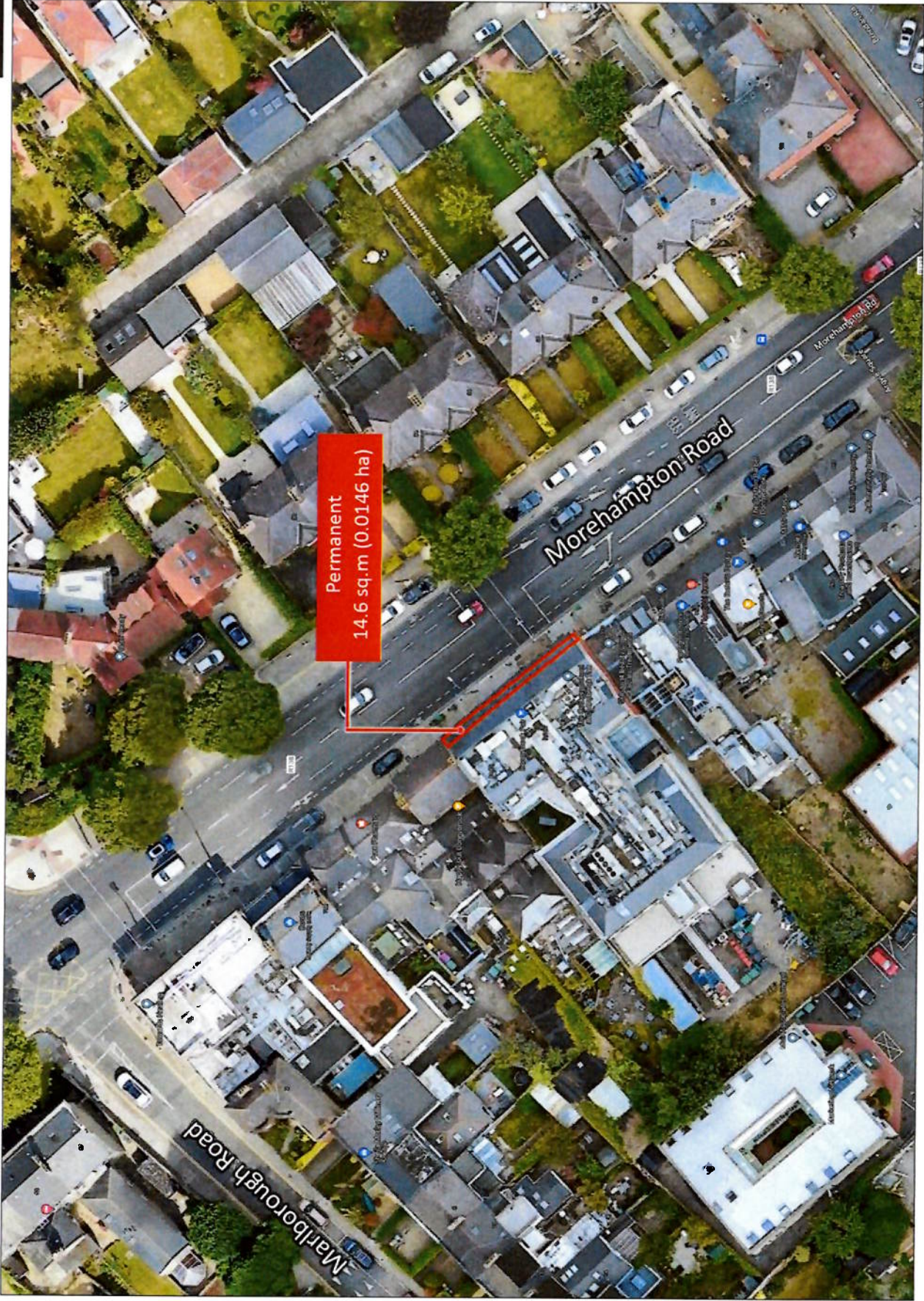
- Address: 87 -91 Morehampton Road, Dublin 4, D04 K6F2
- 1019(1).1e (Permanent) – Extends to 14.6 sq m (0.00146 ha)

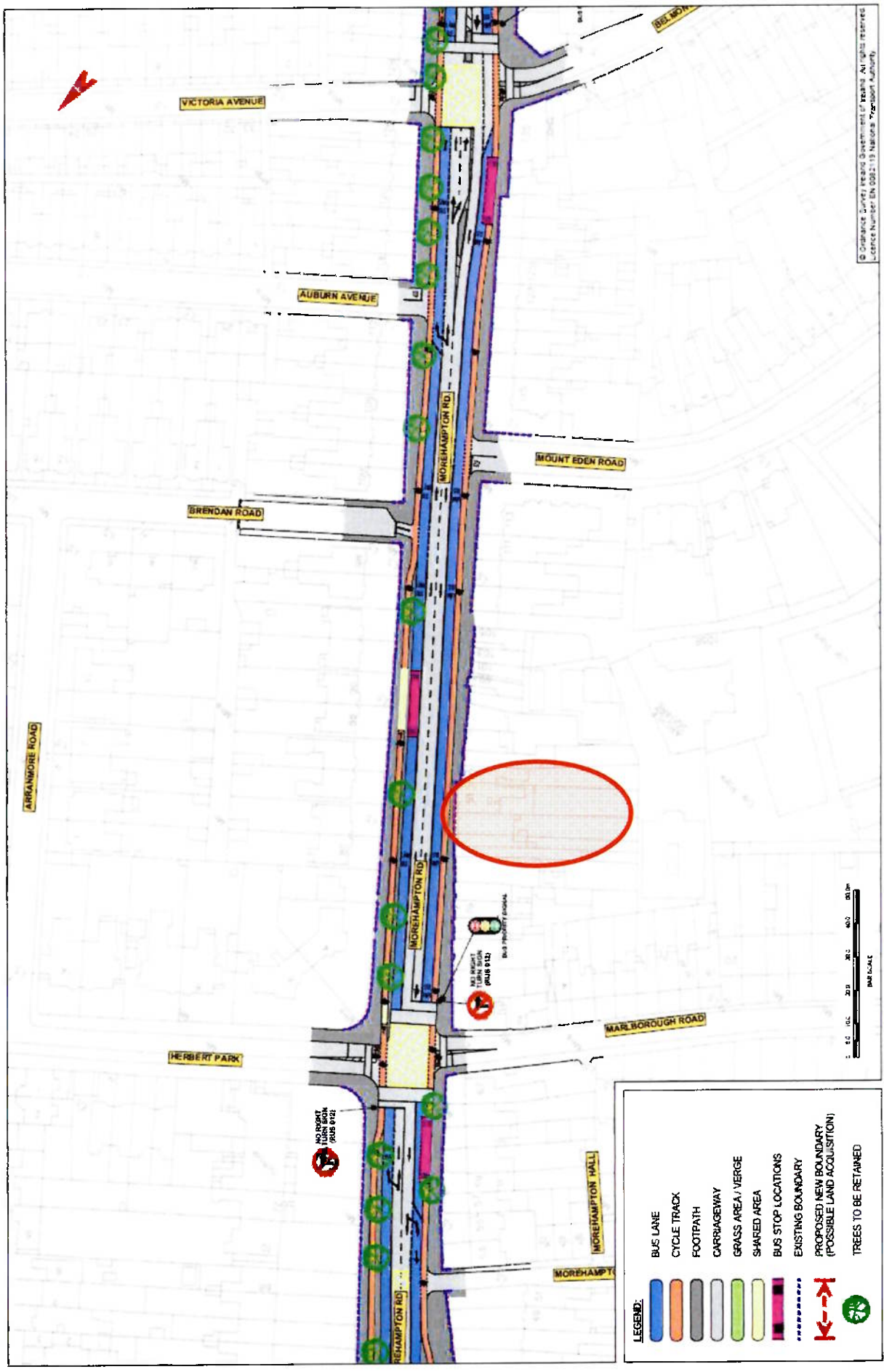
The aerial photograph overleaf illustrates the approximate location and extent of the plot to be acquired on a permanent basis at Donnybrook Fair, Morehampton Road. The plot in question extends along the entire of the front elevation of the property onto Morehampton Road for a distance of approximately 15 metres. This area is utilised by Donnybrook Fair as outdoor seating associated with their food-to-go business. There are 5 no. tables provided with seating for 10 customers beneath an external awning.

It is proposed that this plot 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.

While the plot in question is relatively minor in scale at 14.6 sq m, the potential impact of the acquisition and the proposed scheme works will result in the loss of all off-street customer car parking and delivery bays on both sides of Morehampton Road and will have devastating consequences for the day-to-day retail operations of Donnybrook Fair and the other occupiers along this retail parade.







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Proposed Scheme Layout – The Subject Property at 87-91 Morehampton Road is approximately outlined in red

There are currently approx. 20 no. pay & display car parking spaces provided on both sides of Morehampton Road. These are utilised by both customers of the retail occupiers along the parade and also by delivery vans and trucks. As there is no rear access available to the subject property servicing/deliveries via the front of the store along Morehampton Road is essential. The convenience store receives circa. 180 deliveries per week via the front of the building. Deliveries are made by vans and rigid body trucks. Frequent waste disposal services also operate to the front of the building onto Morehampton Road.



Front elevation of the subject property – note delivery vans outside



Morehampton Road – note car parking on both sides of the road

The proposed scheme works to provide a dedicated bus lane along both sides of Morehampton Road will result in the loss of all on-street parking serving this retail parade. Consequently, all means of providing deliveries and servicing to the subject premises will present a potential challenge to the ongoing business operations. The loss of customer car parking along Morehampton Road, which has a high turnover rate, will greatly inconvenience customers who are likely to choose more convenient options and bring their custom elsewhere.

Our Client wishes to express their strong dis-satisfaction with the scheme as proposed as it will fundamentally and negatively alter their operations of their business. Their main concerns can be summarised as follows:

- 1.) **Loss of Delivery & Loading Area:** Donnybrook Fair currently receives approximately 180 deliveries each week, the parking/loading bays are shared with the neighbouring occupiers along the parade. The removal of the only means of providing deliveries/servicing to a convenience store of this nature poses a fundamental risk to its ongoing operation. An alternative means of providing deliveries needs to be provided by the NTA to ensure the continued operation of this business into the future.
- 2.) **Loss of Customer Parking:** A substantial portion of Donnybrook Fair's trade relies upon the convenience of the existing customer car parking (approx. 20) provided on both sides of Morehampton Road. This is especially relevant to the elderly and those with mobility impairments who can currently park close to the store entrance. The complete removal of all of these car spaces will result in a substantial loss in trade for the business into the future.
- 3.) **Loss of Outdoor Seating Area:** The seating area currently provided within the proposed CPO area is presently utilised by customers of the food-to-go business particularly at lunchtime. The loss of this seating area will also negatively impact on Donnybrook Fair's annual revenue.

The proposed Bus Connects scheme and suggested alterations to this section of Morehampton Road raises significant concerns regarding the ongoing operations of the retail businesses situated along this parade. Donnybrook Fair is the largest of these premises and heavily relies upon the availability of the existing car spaces/loading bays as the sole means of servicing the store. If the proposed scheme advances as currently shown there will be no alternative means of providing deliveries to the subject premises. This poses fundamental difficulties to the day-to-day operation of the business.

Conclusion:

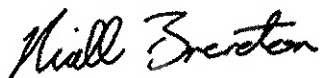
As highlighted above our client has serious concerns regarding the permanent acquisition of the above listed plot at 87 – 91 Morehampton Road, Dublin 4, reference 1019(1).1e (Permanent) and the resultant revised Bus Connects traffic layout. While the need to provide sustainable means of transport is acknowledged and accepted the fundamental changes proposed to the operation of the Donnybrook Fair business at the subject property needs to be revisited by the Promoters of this scheme.

We would request An Bord Pleanala to consider conditioning an amendment to the proposed scheme to provide for the retention of customer car parking at this location and/or the provision of dedicated loading bays on the west side of Morehampton Road.

We trust our clients' 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,



Niall Brereton BSc MSCSI MRICS Dip ARB
Director
For BANNON