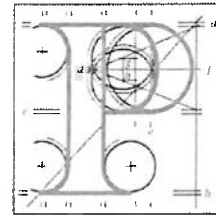


Our Case Number: ABP-317780-23

Your Reference: Musgrave Limited



**An
Bord
Pleanála**

Bannon
Property Consultants and Chartered Valuation Surveyors
Hambleden 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 - (ii) all objections made are subsequently withdrawn, or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

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Riomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	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-	068562-23
ABP-	317780-23
10 OCT 2023	
Fee: €	_____ Type: _____
Time:	12.36pm By: <u>Hannal</u>



Property Consultants and
Chartered Valuation Surveyors

Hambleden 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 LIST: 1036(1).1c; 1036(2).1c; 1036(3).1c; 1036(4).2c
OUR CLIENT: MUSGRAVE LIMITED

Dear Sir / Madam,

On behalf of our client Musgrave 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).

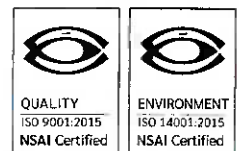
By letters dated 10th August 2023, our client received notification of the proposed Compulsory Purchase Order in respect of 4 no. plots of land situated at Castle Street Shopping Centre, Castle Street Bray, Co. Wicklow, specifically identified as follows:

- 1036(1).1c (Permanent) – Extends to 150.8 sq m (0.015 ha)
- 1036(2).1c (Permanent) – Extends to 281.8 sq m (0.028 ha)
- 1036(3).1c (Permanent) – Extends to 40.4 sq m (0.004 ha)
- 1036(4).2c (Temporary) – Extends to 3951.3 sq m (0.3951 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 SuperValu Castle Street Shopping Centre. The plots to be acquired on a permanent basis extend along the entire northern boundary/frontage of the property onto Castle Street.

The proposed temporary acquisition area extends to the entire of the surface car park serving the Shopping Centre which is utilised by customers of SuperValu and also the approx. 14 no. other occupiers within the scheme. The surface car park is held jointly under an occupational lease by our Client and owner of the Shopping Centre for a term of 35 years until 2032.

We understand that the acquiring authority proposes to re-configure the layout of the existing car park so as to mitigate the loss of car parking spaces. In this regard we understand that the proposed permanent acquisition will result in the net loss of one car parking space (subject to detailed design etc).



Given the scale of the Shopping Centre any disruption to the operation of the car park will impact negatively on the trade and turnover enjoyed by the various occupiers of the scheme including our Client. Continued and uninterrupted access for HGV's in order to facilitate deliveries is an imperative concern also.

In respect of the temporary acquisition area the following clarifications are required:

- 1.) What is the proposed timing for the works to re-configure the car park layout?
- 2.) What is the timeframe for undertaking the re-configuration works? We would welcome engagement with the acquiring authority and their contractor to ensure the works are undertaken with minimal disruption to the operation of the Shopping Centre.
- 3.) Is the Acquiring Authority proposing to utilise any of the temporary acquisition area as a works compound?
- 4.) What amendments are proposed to the existing access/egress arrangements to the car park?

The execution of a project of this magnitude within a busy car park, characterised by constant high traffic levels, is inevitably going to result in significant disruption. This disruption will involve the permanent redesign of the car park as well the temporary closure of the surface car park, presumably on a phased basis for an as yet undetermined duration. Early engagement with the Acquiring Authority to clarify the works methodology and proposed timing would be welcomed.

Conclusion:

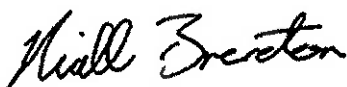
As highlighted above our client has concerns regarding the permanent and temporary acquisitions of the above listed lands at Castle Street Shopping Centre, Bray, Co. Wicklow. While we generally welcome the proposal by the Acquiring Authority to re-configure the layout of the surface car park in order to mitigate the loss of car spaces, further detailed design and collaboration is required in order to ensure minimal disruption to the day-to-day operation of the SuperValu supermarket and adjoining units.

We would request An Bord Pleanala to encourage the Acquiring Authority to actively engage with our Client regarding the format/layout of the reconfigured car park and the proposed timing and works methodology to achieve same. Undertaking the scheme works with minimal temporary and permanent disruption to the operations of the Shopping Centre is of upmost concern to our Client and the other occupiers within the scheme.

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**