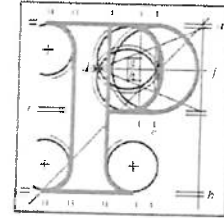


Our Case Number: ABP-317780-23

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: 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.

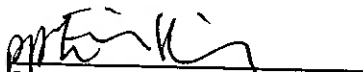
In respect of same, please note that in circumstances where:

- (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 - (ii) all objections made are subsequently withdrawn, or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
Glaao 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/PD/38929

10th October 2023

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

AN BORD PLEANÁLA
LDG- 067508-23
ABP- 317780-23
10 OCT 2023
Fee: € - Type: -
Time: 12.43 pm By: Wland



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: 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 10th August 2023, our client received notification of the proposed Compulsory Purchase Order in respect of a plots of land identified as follows:

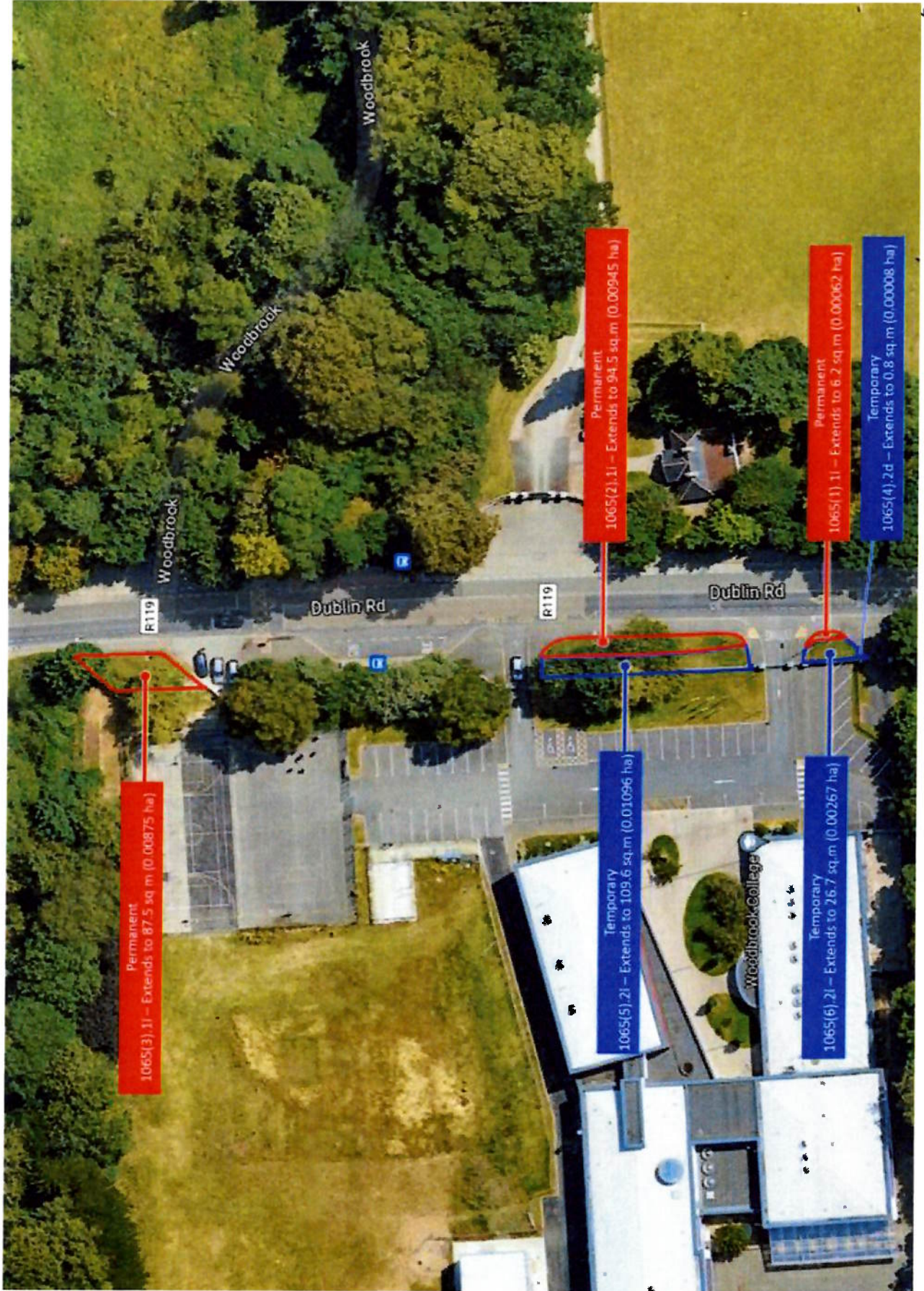
Address - **St. Brendan's College, Woodbrook, Dublin Road, Bray, Co. Dublin A98 AW64**

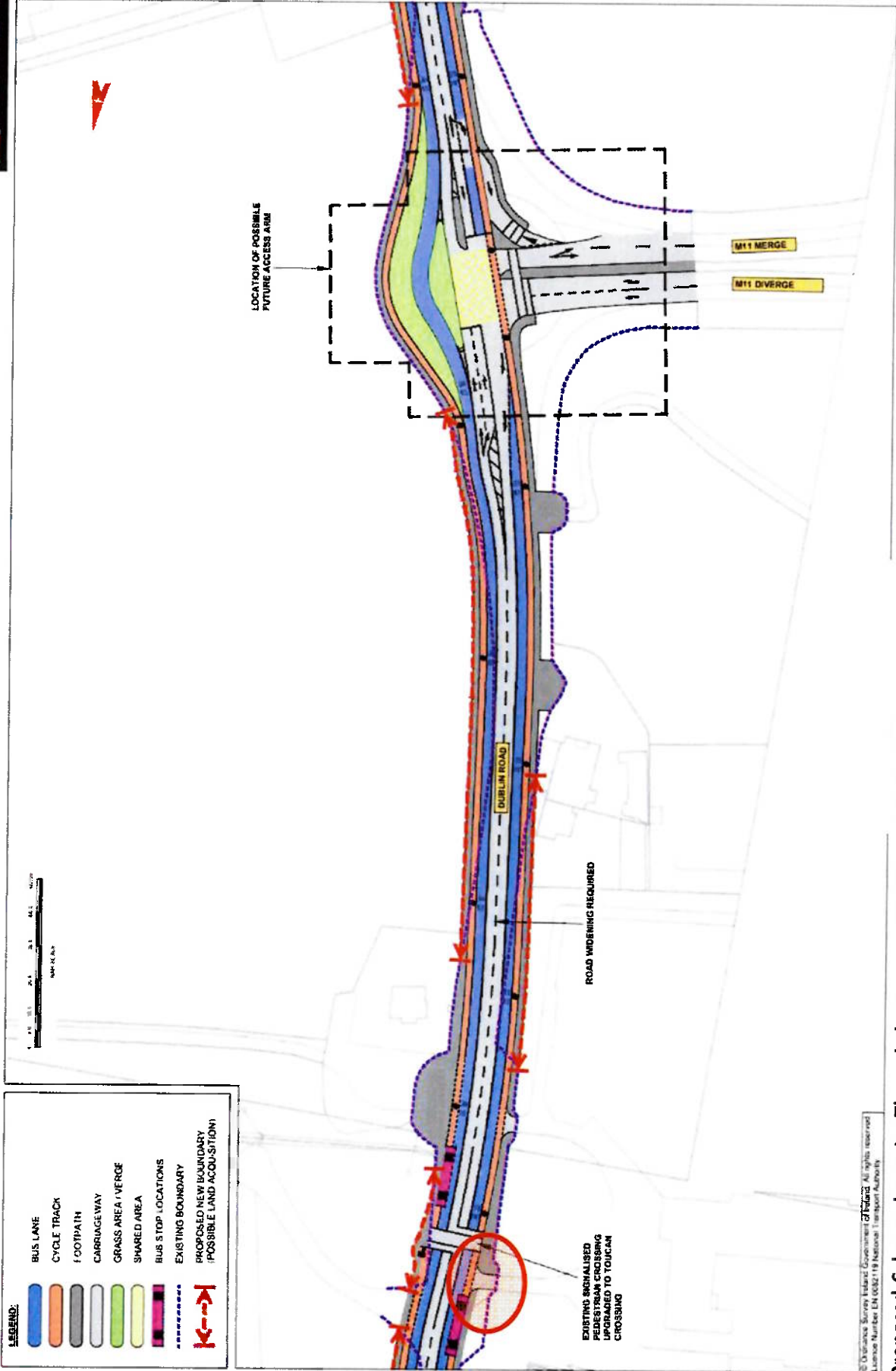
- 1065(1).1i (Permanent) - Extends to 6.2 sq m (0.00062 ha)
- 1065(2).1i (Permanent) - Extends to 94.5 sq m (0.00945 ha)
- 1065(3).1i (Permanent) - Extends to 87.5 sq m (0.00875 ha)
- 1065(4).2d (Temporary) - Extends to 0.8 sq m (0.00008 ha)
- 1065(5).2i (Temporary) - Extends to 109.6 sq m (0.01096 ha)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

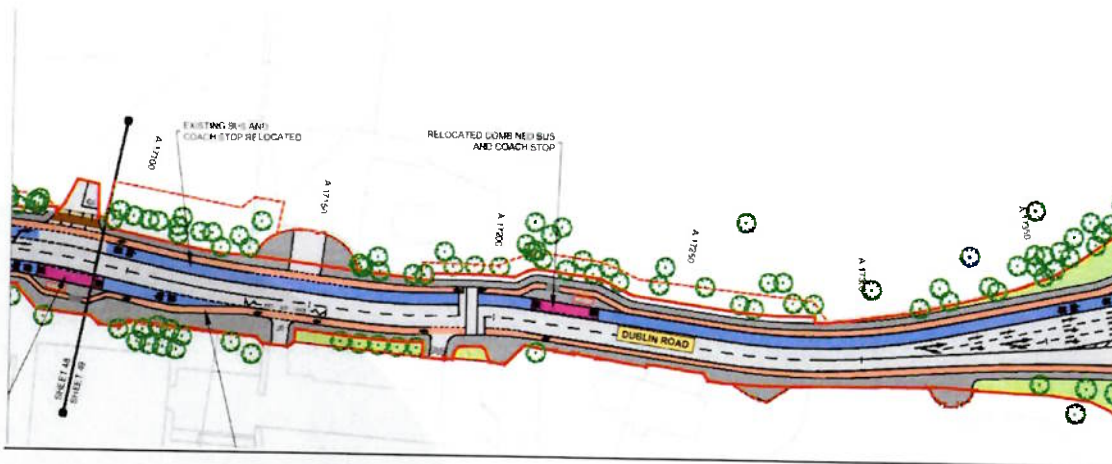
Our client wishes to express their strong objection to the proposed relocation of the bus stop as it will hinder plans for the development of new all-weather pitches. Their main concerns can be summarised as follows:

- 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.

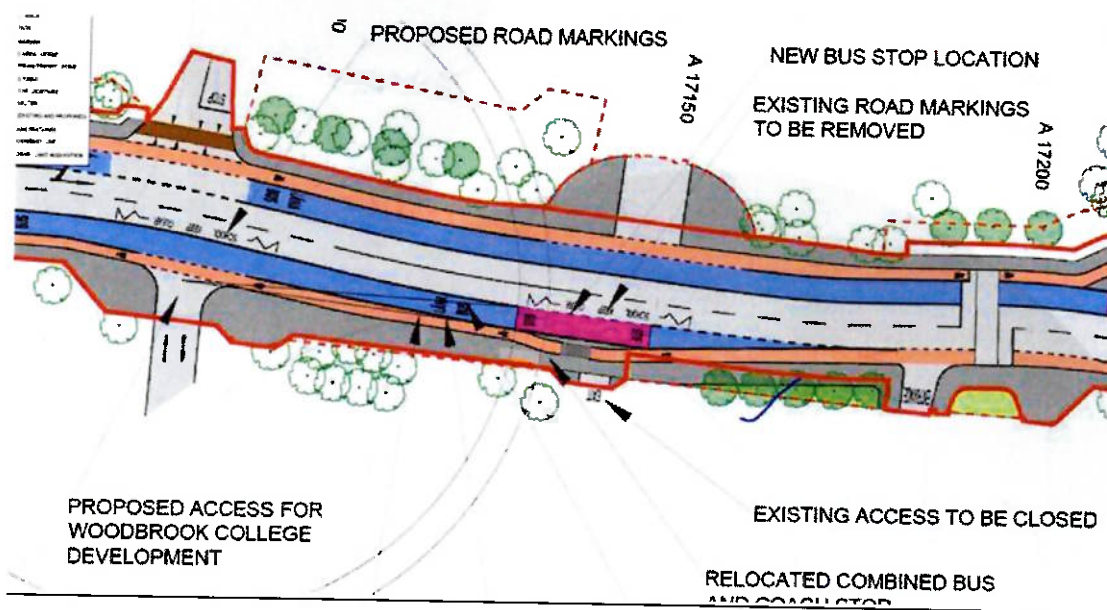
Note:

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