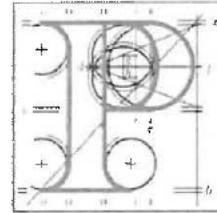


Our Case Number: ABP-317742-23

Your Reference: Sir Marc Cochrane



**An
Bord
Pleanála**

John Spain Associates
39 Fitzwilliam Place
Dublin 2
D02 ND61

Date: 09 July 2024

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 letter in relation to the above mentioned case. The contents of your letter have been noted.

If you have any queries in relation to the 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,


Breda Ingle
Executive Officer
Direct Line: 01-8737291

CH08

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Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Breda Ingle

From: LAPS
Sent: Friday 5 July 2024 11:18
To: Breda Ingle
Subject: FW: ABP-317742-23 SUBMISSION REGARDING RESPONSE TO SUBMISSIONS PREPARED BY THE NTA
Attachments: 19089 Response to NTA Document ISSUE 04072024.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

From: David Ferguson <[REDACTED]>
Sent: Thursday, July 4, 2024 4:57 PM
To: LAPS <laps@pleanala.ie>
Subject: ABP-317742-23 SUBMISSION REGARDING RESPONSE TO SUBMISSIONS PREPARED BY THE NTA

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Dear Sir/Madam,

On behalf of our client, Sir Marc Cochrane of Woodbrook Estate, Shankill, Co. Dublin we wish to make the attached submission in response to the National Transport Authority's response to submissions made on the Bray to City Centre BusConnects Scheme, as requested by correspondence received, dated 17th June 2023.

I would be grateful if you could acknowledge receipt of this submission by return.

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

[REDACTED]
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The Secretary,
An Bord Pleanála
64 Marlborough Street,
Dublin 1

laps@pleanala.ie

Date: 4 July, 2024
Our Ref: DF JN 19089

To whom it may concern,

RE: BRAY TO CITY CENTRE CORE BUS CORRIDOR SCHEME SUBMISSION
REGARDING RESPONSE TO SUBMISSIONS PREPARED BY THE NTA

ABP REG. REF. 317742-23

On behalf of our client, Sir Marc Cochrane of Woodbrook Estate, Shankill, Co. Dublin we wish to make the following submission in response to the National Transport Authority's response to submissions made on the Bray to City Centre BusConnects Scheme, as requested by correspondence received dated 17th June 2023.

We acknowledge the response prepared by the NTA in regard to the submission (NTA No. 192) made by JSA on behalf of Sir Marc Cochrane on the Bray to City Centre scheme. Separately Ciaran Sudway has responded to the CPO Scheme under ABP Reg. Ref. 317780-23 under separate cover letter.

The Applicant's response has provided an overview on consultation to date, alternatives examined including the resulting heritage impact on the side lodge and the boundary of Woodbrook Estate (a protected structure).

Our Client welcomes the NTA's commitment to rebuild the property frontage including boundary wall, gates, railings driveway and footpath in a like for like manner. The NTA states: *"these are matters that can be successfully addressed between the Woodbrook Estate owners and the NTA, in the absence of any approval condition."*

However, the NTA has not responded to the request for a commitment in regard to a timeframe for reconstruction of the side lodge.

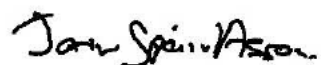
Overall the response does not provide our client with any further comfort and the concerns made in our previous submission are maintained. Should the Board not accept our

Managing Director: John P. Spain
Executive Directors: Paul Turley | Rory Kunz | Stephen Blair | Blaine Cregan | Luke Wymer
Senior Associate Directors: Meadhbh Nolan | Kate Kerrigan | Brian Coughlan | Ian Livingstone
Associate Director: Tiarna Devlin

John Spain Associates Ltd. trading as John Spain Associates.
VAT No. IE 6416306U

suggested alteration to the scheme our client requests that the suggested conditions set out in the original submission be included in a grant of permission should the Board be minded to grant permission (see Appendix 1 for ease of reference).

Yours sincerely,



John Spain Associates

Appendix 1: Previously Requested Conditions

Extract from JSA's original Submission dated October 2023:

"On the basis of the above highlighted impacts we request that the Board require amendment to the scheme by requesting revised drawings from the applicant as follows:

The Traffic & Road Design Assessment of the proposed bus route fronting the Woodbrook Estate was also undertaken by NRB Consulting Engineers. They have found that an alternative layout as shown on NRB-SK-01-23 which significantly reduces the impact on the property. Such land take in this sensitive historic area is considered to be both excessive and unnecessary.

It is submitted that the appropriate option for this section of the scheme would be to utilise a shared cycle & bus lane on both sides of the road. This could be combined with a reduction in Speed Limit to 30 kph along the Dublin Road here which it is submitted would be appropriate.

We request that ABP request that the Applicant provide revised drawings of the proposal as detailed in this submission, and in particular, an alternative layout which significantly reduces the impact on the historic and sensitive landscape of the Woodbrook area, retaining the Woodbrook Side Lodge, a protected structure.

Alternatively, should the Board be minded to approve the proposal we request that these amendments to the layout and design as set out by NRB with a shared cycle and bus lane on both sides of the road in order to avoid the adverse consequences of the removal demesne walls, a large number of mature trees, the Protected Structure (Side Lodge) together with the environmental consequences as highlighted and set out in this submission should be required by way of condition, including additional mature planting.

If, notwithstanding this submission, the Board is minded to approve the proposal without alteration, it is requested that the reconstruction of the Side Lodge be required by Condition and that these works be completed within 1 year of its demolition.

The boundary wall is proposed to be set back and reinstated as 'like-for-like'. While replacement tree planting is noted within the grounds. It is not clear if mature planting is proposed or if photomontages reflect the growth of these trees after a number of years. Chapter 4 states that where road widening is proposed that 'like for like' replacement is proposed.

Should the Board be minded to approve the proposal, it is requested that the boundary treatments and planting to the front of the property are agreed with the owner of Woodbrook Estate prior to construction."