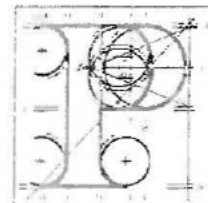


Our Case Number: ABP-317742-23

Your Reference: Eoin Conway and Helen Clarke



An
Bord
Pleanála

John Spain Associates
39 Fitzwilliam Place
Dublin 2
D02 ND61

Date: 24 July 2024

Re: BusConnects Bray to City Centre Core Bus Corridor Scheme
Bray to Dublin City Centre.

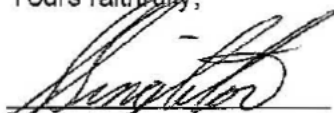
Dear Sir / Madam,

An Bord Pleanála has received your recent correspondence in relation to the above mentioned case. The Board will take into consideration the points made in your submission.

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

Teil
Glaó Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel (01) 858 8100
LoCall 1800 275 175
Fax (01) 872 2684
Website www.pleanala.ie
Email bord@pleanala.ie

64 Sráid Maoilbhríde 64 Marlborough Street
Baile Átha Cliath 1 Dublin 1
D01 V902 D01 V902

Sinead Singleton

Subject: FW: ABP REG. REF. 317742-23 - Bray to City Centre BusConnects Scheme
Attachments: 23134 Response to NTA Document FINAL.pdf

From: Paris Farren [REDACTED]
Sent: Thursday, July 11, 2024 10:58 AM
To: LAPS <laps@pleanala.ie>
Cc: Blaine Cregan [REDACTED]
Subject: ABP REG. REF. 317742-23 - Bray to City Centre BusConnects Scheme

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.

To whom it may concern,

We refer to your letter dated the 17th June 2024, inviting a response to the National Transport Authority's response to our previous submission in relation to Bray to City Centre BusConnects Scheme.

On behalf of our clients, Eoin Conway and Helen Clarke, owners/residents of Beauchamp House, Dublin Road, Co. Dublin, please see attached submission in response to the National Transport Authority's response to submissions made on the Bray to City Centre BusConnects Scheme, regarding our client's lands.

We would be grateful if you confirm receipt of the attached submission by way of return.

All the best,

Paris Farren
John Spain Associates,
39 Fitzwilliam Place,
Dublin 2.
D02 ND61

[REDACTED]
web: www.jsaplanning.ie

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 **John Spain Associates**
Planning & Development Consultants
Chartered Town Planners

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Tel 01 662 5803
info@johnspainassociates.com

The Secretary,
An Bord Pleanála
64 Marlborough Street,
Dublin 1

laps@pleanala.ie

Date: 11 July, 2024
Our Ref: PF JN 23134

To whom it may concern,

**RE: BRAY TO CITY CENTRE CORE BUS CORRIDOR SCHEME SUBMISSION
REGARDING RESPONSE TO SUBMISSIONS PREPARED BY THE NATIONAL
TRANSPORT AUTHORITY**

ABP REG. REF. 317742-23

On behalf of our clients, Eoin Conway and Helen Clarke, owners/residents of Beauchamp House (NIAH Ref.: 60260168, Record of Protected Structures (RPS) Ref.: 1862), Dublin Road, Co. Dublin, we, John Spain Associates, 39 Fitzwilliam Place, Dublin 2, wish to make the following submission in response to the National Transport Authority's (NTA) response to submissions made on the Bray to City Centre BusConnects Scheme, as requested by correspondence received dated 17th June 2024.

We acknowledge the response prepared by the NTA in regard to the submission (NTA No. 71) made by John Spain Associates on behalf of Eoin Conway and Helen Clarke on the Bray to City Centre scheme. The response however primarily restates information and assessment from the application as submitted.

Separately Ciaran Sudway has responded to the CPO Scheme under ABP Reg. Ref. 317780-23 under separate cover letter.

Our clients still have concerns regarding the removal of the historic boundary and the significant impacts this will have on the setting of the protected structure at Beauchamp House.

We reiterate the following text from the EIAR regarding the visual impact of the proposals along Dublin Road:

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

*"Figures 17.2.8.2 and 17.2.9.2 show the proposed view from Dublin Road in the vicinity of St James' (Crinken) Church. The primary changes in the views are the widening of the road corridor to accommodate bus and cycle lanes, with land take from adjacent properties and a setting back and reinstatement in a like-for-like style of boundary walls. **There is substantial loss of existing mature trees along this section**, however, there is a considerable number of new trees proposed which will increasingly integrate the proposals into the landscape over the long-term. The boundary of the church is not impacted. **There is a negative change to both the views in this section**" (JSA emphasis added).*

As is clear from the above text and the photomontages from the EIAR, the report has identified significant change and negative impact along the Dublin Road including the widening of the road with removal of a number of historic boundary walls and a section of mature woodland within a sylvan area.

The NTA has not provided an additional information to address our client's concerns, instead the response to our submission outlines that the original surveys and assessments of impacts are 'suitable':

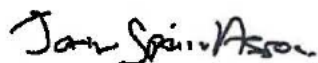
"The NTA are satisfied that a suitable, robust assessment of the impacts of the Proposed Scheme based on both desk studies and appropriately planned field surveys as further described in Section 3.9.3.10 Adequacy of Environmental Assessment of this report".

We also note that the NTA has not responded to our request to confirm how many trees will be removed along the boundary of our client's site. Also, no further information has been provided regarding the number of proposed trees within the site to mitigate the loss of existing mature trees. The NTA noted the following in their response: *"...it is proposed to plant a number of trees along the boundary of Beauchamp House to mitigate for the proposed tree losses and repair the edge of the woodland..."*. It is considered that the number of trees to be removed and proposed on our client's lands needs to be confirmed prior to a decision being made on the proposals, particularly with respect to informing visual, heritage and ecological impacts. Notwithstanding this, our clients' previous concerns regarding the removal of the existing mature trees from within the curtilage of the protected structure and the impacts on the sylvan character of the area are retained.

Overall, the response does not provide our client with any further comfort and the concerns made in our previous submission are maintained, in particular their concerns regarding the impacts on the character and setting of the protected structure, the loss of trees and impacts on biodiversity.

Having regard to the forgoing, it is respectfully requested that An Bord Pleanála refuse to approve the proposed bus corridor scheme as it relates to our clients' property.

Yours sincerely,



John Spain Associates