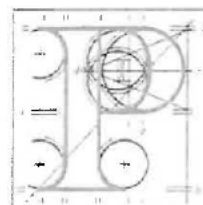


Our Case Number: ABP-317742-23

Your Reference: Circle K Donnybrook



An
Bord
Pleanála

Coakley O'Neill Town Planning
NSC Campus
Mahon
Cork City
Co. Cork

Date: 24 July 2024

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

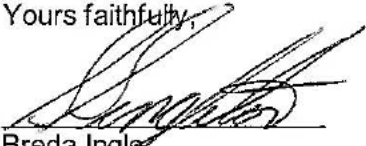
Dear Sir / Madam,

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

Tell
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Sinead Singleton

Subject: FW: Bray BusConnects
Attachments: Circle K CPO Donnybrook 15.07.24 ABP 317742-23.pdf; Circle K BusConnects Donnybrook 15.07.24 ABP 317780-23.pdf

From: Alan O'Callaghan | Coakley O'Neill <[REDACTED]>

Sent: Monday, July 15, 2024 2:58 PM

To: LAPS <laps@pleanala.ie>

Subject: Bray BusConnects

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,

Please find attached 2 submissions from our client Circle K in relation to the NTA's submission on Bray BusConnects.

1 submission relates to the Scheme and 1 relates to the site specific CPO which concerns our clients Circle K Donnybrook Service Station.

I would be grateful if you could confirm acceptance of same at your earliest convenience.

Regards,
Alan O'Callaghan MPlan MIPI
Assistant Planner

Coakley O'Neill Town Planning Ltd
NSC Campus
Mahon
Cork
T12 XY2N



M: [REDACTED]

E: [REDACTED]

W: [REDACTED]

Coakley O'Neill Town Planning Ltd is a Private Company Limited by Shares. Registered in Ireland No. 480633

Having regard to the General Data Protection Regulation ("GDPR"), which came into effect on 25 May 2018, and which governs the collection, storage and processing of personal data, we can advise that any data we have on our clients is securely stored and is not used for any purpose other than for the purpose of updating our clients on relevant planning matters. Should any client no longer wish to receive these communications, he or she can advise us accordingly.



Part of Alimentation Couche-Tard

July 15, 2024

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

RE: Submission to An Bord Pleanála Reference ABP-317742-23
Bray to City Centre Core Bus Corridor Scheme Compulsory Purchase Order
Circle K Donnybrook

A Chara,

We write to you in response to the submission from the National Transport Authority (NTA) from the 24th May 2024.

We note the last date for a submission is 15th July 2024.

In our capacity as occupier and operator of the property, under the Proposed Compulsory Purchase Notice we were notified of a proposed permanent land acquisition of 96.6 sq m (Plot List: 1017(1).1c) together with a proposed temporary land acquisition of 202.3 sq m (Plot List: 1017(2).2c).

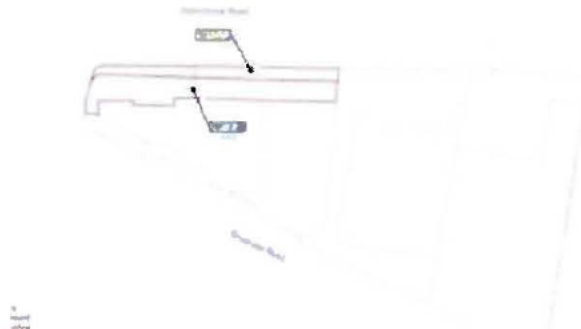


Fig. 1 – Extract from NTA Notice of making a Compulsory Purchase Order

Within the Bray to City Centre Core Bus Corridor Scheme, NTA Observations on the Proposed Scheme Submissions, May 2024, it has been acknowledged by the NTA that the service station will be severely impacted

Division Address
Circle K Ireland Energy Limited
Circle K House,
Beech Hill,
Clonskeagh, Dublin 4

Telephone

[REDACTED]

Fax

[REDACTED]

Circle K Ireland Energy Limited, company number 8209, registered in Ireland. Registered address at Circle K House, Beech Hill, Clonskeagh, Dublin 4. Directors: Ciara Foxton, Niall Anderton, Ann Kelly. VAT Number: IE 8040764W



Part of Alimentation Couche-Tard

by land acquisition as a result the proposed CPO. Section 3.1.3.2 Access/Impact on Business, is referenced as follows:

"With respect to the assessment of land take impacts on the above listed commercial businesses in Chapter 10 (Population) Volume 2 of EIAR, only Circle K, First Stop and Fast Fit in the Ever Ready Centre are assessed as having the potential for significant impacts, with the assessment stating that they are expected to experience a Negative, Significant, Short-Term land take effect during the Construction Phase. Those potential impacts will reduce following the completion of construction at those locations, with the assessment not identifying a potential impact during the Operational Phase"

Section 3.1.4.3 Impact on fuel pricing sign and underground drainage Within temporary land take comments as follows:

"Construction works will be required at the Circle K property, in Donnybrook to facilitate the Proposed Scheme. These works will include potential alteration to the forecourt canopy to reduce its overhang over the footpath, reconfiguration of the parking provision and landscaping works. In addition, one of the fuel pumps would be inoperable for the duration of works at Section 1b (15 month)"

The impact of the temporary land acquisition will result in the operation of the business being severely disrupted and threatens the future viability of the service station. It has been suggested in the response submission prepared by the NTA that the forecourt canopy will potentially require alteration. As the canopy is connected to the forecourt building, any alteration to the canopy will effect the integrity of this building and require its demolition and reconstruction.

It has been acknowledged by the NTA in the submission that one of the two fuel dispensers will be inoperational for the duration of the works. This will result in a further significant disruption to our business with our operating capacity reduced to 66% for the duration of the works and will consequently result in a loss of revenue and trade. Severely impacting accessibility for our customers and ultimately our Site EBITDA as a result of the loss two fuel dispenser

Chapter 5 (Construction) Volume 2 of the EIAR, specifically Section 5.5.3.2 states:

"The duration of the works will vary from property to property but access and egress will be maintained at all times".

No details has been provided to in relation to access and egress into the service station during the proposed construction phase.

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Circle K House,
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Clonskeagh, Dublin 4

Telephone

[REDACTED]

Fax

[REDACTED]



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No details have been provided in relation to the reconfiguration of the parking provision. Customer car parking is crucial to the operation of our business. Any negative impact on car parking or loss of car parking spaces acts an inconvenience to customers and leads to customer displacement and loss of trade, which has a direct adverse effect on footfall and sales.

The totum display signage will require removal and relocation as a result of the land take. This display sign is vital to our operation and high visibility to passing traffic is a key driver and legal requirement for business. No details has been provided in relation to its relocation. It is critical the totum sign is retained and ID sign pricing is visible for motorists.

It is our experience that any temporary disruption to the service station will lead to a permanent loss of customer base due to changes in customer behaviour during this intervening period, due to the disruption to site entry, exit and visibility during the period. Have no doubt these changes will significantly affect the viability as a service station both in terms of the temporary and permanent changes proposed and ultimately will render the future of the service station unviable.

Any land acquisition whatsoever to the service station will have a negative effect on its future viability. The proposed Compulsory Purchase Order will have a very significant impact on the service station during construction works. The disruption to trade during these works will result in loss of trade and sales. It will also have permanent and detrimental implications of a significant nature on our fuel signage, infrastructure and overall operations of the site, as it seeks to essentially reduce the high profile nature of the service station.

We wish to put it on record that we greatly support sustainable public transport initiatives however we simply cannot support the proposed CPO scheme and vehemently object to the current proposal at our service station for the concerns outlined above and contained within this Objection.

In conclusion, we do not accept the proposed CPO and vehemently object to it.

Yours faithfully

Ciara Foxton
Managing Director

Circle K Ireland

Division Address
Circle K Ireland Energy Limited
Circle K House,
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Clonskeagh, Dublin 4

Telephone

Fax



Part of Alimentation Couche-Tard

July 15, 2024

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

RE: Submission to An Bord Pleanála Reference ABP-317780-23
Bray to City Centre Core Bus Corridor Scheme Compulsory Purchase Order
Circle K Donnybrook

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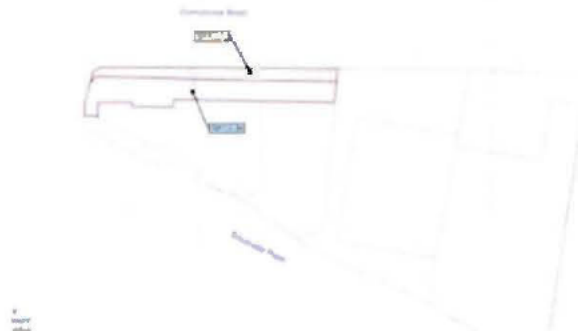


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