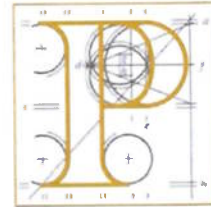


**Our Case Number:** ABP-317121-23

**Your Reference:** Kealy's of Cloghran



An  
Bord  
Pleanála

Hughes Planning & Development Consultants  
85 Merrion Square South  
Dublin 2  
D02 FX60

**Date:** 15 February 2024

**Re:** BusConnects Swords to City Centre Bus Corridor Scheme  
Swords to Dublin City Centre

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above-mentioned proposed road development and will take it into consideration in its determination of the matter.

Please note that the proposed road development shall not be carried out unless the Board has approved it or approved it with modifications.

If you have any queries in the meantime, please contact the undersigned officer of the Board on at [laps@pleanala.ie](mailto: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

HA0

Teil  
Glao Áitiúil  
Facs  
Láithreán Gréasáin  
Ríomhphost

Tel  
LoCall  
Fax  
Website  
Email

(01) 858 8100  
1800 275 175  
(01) 872 2684  
[www.pleanala.ie](http://www.pleanala.ie)  
[bord@pleanala.ie](mailto:bord@pleanala.ie)

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

## Sinead Singleton

---

**From:** Breda Ingle  
**Sent:** Friday 9 February 2024 10:14  
**To:** Sinead Singleton  
**Subject:** FW: ABP Ref. 317121 - Swords to City Centre Core Bus Corridor Scheme Submission -

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** LAPS <laps@pleanala.ie>  
**Sent:** Friday, February 9, 2024 9:22 AM  
**To:** Breda Ingle <breda.ingle@pleanala.ie>  
**Subject:** FW: ABP Ref. 317121 - Swords to City Centre Core Bus Corridor Scheme Submission -

---

**From:** Ger Harris <[ger.harris@hpd.ie](mailto:ger.harris@hpd.ie)>  
**Sent:** Thursday, February 8, 2024 3:48 PM  
**To:** LAPS <[laps@pleanala.ie](mailto:laps@pleanala.ie)>  
**Cc:** Bord <[bord@pleanala.ie](mailto:bord@pleanala.ie)>  
**Subject:** Re: ABP Ref. 317121 - Swords to City Centre Core Bus Corridor Scheme Submission -

**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.

Hi all,

Just confirming, as per the documents attached to the previous email, that this submission is on behalf of Kealy's of Cloghran.

Regards

Gerard Harris  
**Senior Planner**

Hughes Planning & Development Consultants  
85 Merrion Square  
Dublin 2  
D02 FX60

T 00 353 (0)1 539 0710  
E [ger.harris@hpd.ie](mailto:ger.harris@hpd.ie)  
W [www.hpd.ie](http://www.hpd.ie)

This email is confidential and intended solely for the use of the individual to whom it is addressed. Any views or opinions presented are solely those of the author and do not necessarily represent those of HPDC Ltd. If you are not the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited.

On Thu, Feb 8, 2024 at 3:46 PM Ger Harris <[ger.harris@hpd.ie](mailto:ger.harris@hpd.ie)> wrote:

Good afternoon all,

Please see attached submission and associated Appendix Documents (A & B) prepared in relation to the subject application/scheme.

I would appreciate it if you could please confirm receipt of this submission at your earliest convenience.

Regards

Gerard Harris  
**Senior Planner**

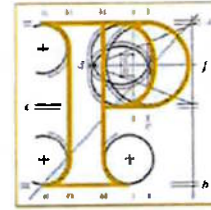
Hughes Planning & Development Consultants  
85 Merrion Square  
Dublin 2  
D02 FX60

T 00 353 (0)1 539 0710  
E [ger.harris@hpdc.ie](mailto:ger.harris@hpdc.ie)  
W [www.hpdc.ie](http://www.hpdc.ie)

This email is confidential and intended solely for the use of the individual to whom it is addressed. Any views or opinions presented are solely those of the author and do not necessarily represent those of HPDC Ltd. If you are not the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited.

**Our Case Number:** ABP-317121-23

**Your Reference:** Kealy's of Cloghran



**An  
Bord  
Pleanála**

Hughes Planning & Development Consultants  
85 Merrion Square South  
Dublin 2  
D02 FX60

**Date:** 05 January 2024

**Re:** BusConnects Swords to City Centre Bus Corridor Scheme  
Swords to Dublin City Centre

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above mentioned proposed road development application for approval under section 51(2) of the Roads Act, 1993 as amended.

The Board has considered the case and hereby notifies you that it has decided to determine the application without an oral hearing. In this regard, please be advised that the Board has absolute discretion to hold an oral hearing and has concluded that this case can be dealt with adequately through written procedure.

Accordingly, the Board hereby considers it appropriate to invite you to make a submission in accordance with section 217B of the Planning and Development Act 2000, as amended, in relation to the submission dated 23rd November 2023 received from the National Transport Authority. A copy of the submission can be found on the Board's website at [www.pleanala.ie/en-ie/case/317121](http://www.pleanala.ie/en-ie/case/317121) under the heading responses. This submission together with the application documentation is also available for public inspection at the following locations:

An Bord Pleanála, 64 Marlborough Street, Dublin 1

National Transport Authority, Dún Scéine, Harcourt Lane, Dublin 2

Any submission in relation to the above must be received by the Board within 5 weeks from the date of this letter (i.e. not later than 5:30pm on the 8th February 2024). No additional fee is required for making a submission. As there are a number of busconnects applications with the Board for approval you are requested in your response, if any, to provide the following:

- (a) The reference number ABP-317121-23
- (b) Your name and address.

<b>Tell</b>	<b>Tel</b>	(01) 858 8100
<b>Glao Áitiúil</b>	<b>LoCall</b>	1800 275 175
<b>Facs</b>	<b>Fax</b>	(01) 872 2684
<b>Láithreán Gréasáin</b>	<b>Webside</b>	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
<b>Ríomhphost</b>	<b>Email</b>	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

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

(c) The name and address of the person you are acting on behalf of.

If you have any queries in relation to the matter, please contact the undersigned officer of the Board.

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: 01 873 7291

ADHOC

**Tell**  
**Glaao Áitiúil**  
**Facs**  
**Láithreán Gréasáin**  
**Ríomhphost**

**Tel** (01) 858 8100  
**LoCall** 1800 275 175  
**Fax** (01) 872 2684  
**Website** [www.pleanala.ie](http://www.pleanala.ie)  
**Email** [bord@pleanala.ie](mailto:bord@pleanala.ie)

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902



An Bord Pleanála  
64 Marlborough Street,  
Dublin 1

8<sup>th</sup> February 2024

**RE: Swords to City Centre Core Bus Corridor Scheme Submission (Ref. No. 317121)**

Dear Sir/Madam,

Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2 have been instructed by our client, Kealy's of Cloghran, Swords Road, Cloghran, Co. Dublin, to make a submission in relation to the submission dated 23<sup>rd</sup> November 2023 from the National Transport Authority (NTA) which was prepared in relation to the subject scheme.

We would state, in response to Section 2.7.11 of the NTA's submission, that our client retains their initially expressed concerns in relation to the creation of a traffic hazard, the removal of on-site parking areas, reduced accessibility of the rear carpark, commercial impact during the construction and operational phase of the subject scheme and the scheme's incompliance with policies contained within the Fingal Development Plan 2023-2029. These issues are of direct concern to our client who fears the devaluation of their property due to the delivery of the subject scheme.

Due to the fact that the parking area to the rear of the premises is rented under licence from the Dublin Airport Authority on five-year lease agreements, with our client having no security of tenure on this carpark long-term, the loss of the front parking area is of key concern to our client with the subject premises almost entirely dependent on customers arriving by car and coach.

Notwithstanding this key concern, our client's primary concern relates to the negative impact of the subject scheme, during its construction phase, on the unobstructed operation of their premises which employs 56 no. staff. In this regard, definitive clarity is required on the timeline for works on the wider road section immediately forward of the subject premises and extending to the Airport Roundabout. Should works within this area be prolonged, this will result in a significant and negative impact to the operation of our client's premises.

It is considered, for the reasoning presented in our client's initial submission, that the subject scheme will be detrimental to the residential amenity of our client's property and will unduly compromise the value of this property.

In this regard, we would herein confirm our client's willingness to engage with the National Transport Authority (NTA) to identify suitable mitigation measures to ensure the adequate protection of the commercial business in operation at this location. In the absence of comprehensive mitigation measures, it is considered reasonable that appropriate compensation be afforded to our client.

We trust that the Board will have regard to the contents of our original submission, as is included in Appendix B of this submission, and we await a favourable outcome in due course.

We trust the enclosed is satisfactory and we would be very much obliged if you could provide confirmation of the receipt of this submission at your earliest convenience.

A handwritten signature in blue ink, appearing to read "KH", is located above the name of the signatory.

Kevin Hughes MIPI MRTPI  
Director for HPDC Ltd.



**Appendix A**    **Correspondence from An Bord Pleanála Inviting Submission on Submission dated 5<sup>th</sup> January 2024 as prepared by the National Transport Authority (NTA)**

**Appendix B**    **Original Submission to An Bord Pleanála**