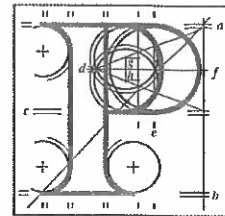


Our Case Number: ABP-313182-22

Planning Authority Reference Number:

Your Reference: Blarney Stone Public House Ltd



An
Bord
Pleanála

Sudway and Company Limited
Riversdale House
Riversdale View
Ballyboden Road
Rathfarnham
Dublin 14

Date: 14 June 2022

Re: BusConnects Clongriffin to City Centre Core Bus Corridor Scheme
County Dublin

Dear Sir / Madam,

An Bord Pleanála has received your observation or submission in relation to the case mentioned above and will take it into consideration in its determination of the matter.

Please be advised that copies of all submissions / observations received in relation to the application will be made available for public inspection at the offices of the Local Authority and at the offices of An Bord Pleanála when they have been processed by the Board.

For further information on this case please access our website at www.pleanala.ie and input the 6-digit case number into the search box. This number is shown on the top of this letter (for example: 303000).

Yours faithfully,

Kevin McGettigan
Administrative Assistant
Direct Line: 01-8737263

BL50A

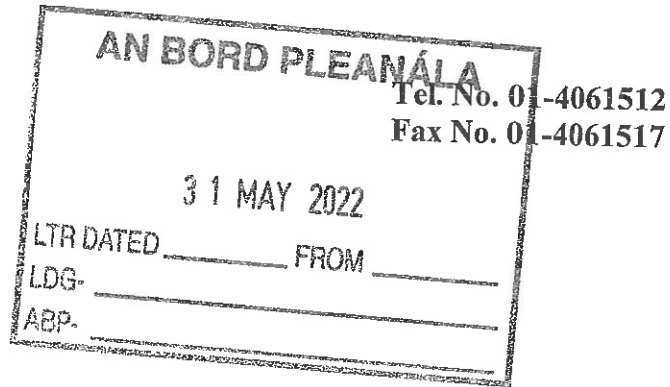
Tel	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

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

SUDWAY & COMPANY LIMITED CHARTERED SURVEYORS

N. SUDWAY, MRICS, MSCSI, FCI Arb. M.MII

Riversdale House
Riversdale View
Ballyboden Road
Rathfarnham
Dublin, 14



An Bord Pleannala,
Strategic Infrastructure Division,
64 Marlborough Street,
Dublin 1,
D01V902.

31st May, 2022

Re: Clongriffin to city centre Core Bus Corridor Scheme.
Compulsory Purchase Order 2022
Blarney Stone Public House LTD – Ref. 1031(1).1a, 1030(1).1e

Dear Sir/ Madam,

With regards to will matter I can confirm that I have been instructed to act on behalf of the above named landowner. My Client or his family has operated the Goblet public bar and lounge since 1970 and received planning permission in 1989 which included as a specific condition that he would separate the front area of his property from the pedestrians. The plan which is currently on display indicates that the area to the front of his Property, Ref 1030(1).1e, is going to be removed and that the public footpath will now extend to the front face of his property and that there will also be a cycle way and bus stop outside his property. This will cause a serious health and safety and security issue as the doors to the bar and Lounge must open outwards, which will lead to a risk of pedestrian /cyclists being struck by the door or customers being run over by cyclists or scooter users, as there will be no way to insure they use the cycle path and will in all probability use the pedestrian area also. The location of the bus stop will also encourage people to loiter in front of the property.

The area to the front of the Public house is segregated from the public path at the moment and is used for out door seating for patrons of the establishment and its removal will be a unacceptable loss to my Clients business.

The loss of the access to the car park in reference 1031(1).1a will prove problematic if the scheme goes ahead as it will disrupt access to the car park and the other properties during the works and the location of the bus stop in the current proposed

Directors: Niall Sudway, Anne-Marie Sudway Registered in Ireland Cert. No. 479910
Reg. Office: Riversdale House, Riversdale View, Ballyboden Road, Rathfarnham, Dublin, 14
V.A.T. No. 9735087R

location will interfere with the sight lines for vehicles entering and leaving the car park, thereby creating a traffic hazard.

For these reasons my Client has instructed me to object in the strongest possible manner to this scheme as it is currently proposed for the reasons set out above and also that it is a infringement of my Clients constitutional right to the quiet enjoyment of his property.

My Client reserves the right to attend any oral hearing or be represented at any oral hearing and to cross examine any of the Acquiring Authorities witnesses and in the event that this is deemed necessary by my Client, the reasonable costs of engaging in this process should be awarded against the Acquiring Authority by the Bord.

I trust that you'll give due consideration to my Clients concerns, which have not been addressed at this juncture by the Acquiring Authority.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Niall Sudway', written in a cursive style.

Niall Sudway MRICS, MSCSI, FCIARb, M.MII