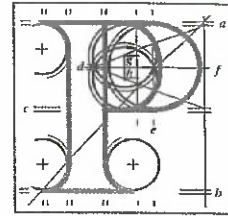
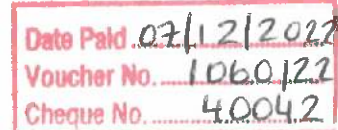


Our Case Number: ABP-314610-22



An
Bord
Pleanála

Ann Moynihan
167 Saint Mobhi Road
Glasnevin
Dublin 9
D09 X377



Date: - 7 DEC 2022

Re: BusConnects Ballymun/Finglas to City Centre Core Bus Corridor Scheme
Ballymun/Finglas to Dublin City Centre

Dear Sir / Madam,

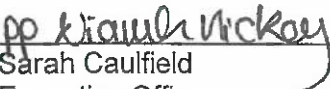
An Bord Pleanála has received your recent submission (including your fee of €50) in relation to the above-mentioned proposed road development and will take it into consideration in its determination of the matter.

Please be advised, there is no fee for an affected landowner, listed on the schedule, to make an observation on this case, therefore, a cheque refund of €50 is enclosed.

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 mean time, please contact the undersigned. Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,


Sarah Caulfield
Executive Officer
Direct Line: 01-8737287

Tel (01) 858 8100
Glaos Áitiúil LoCall 1890 275 175
Facs (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

167 St. Mobhi Road,
Glasnevin,
Dublin 9.
D09 X377

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

Date: 14th November 2022.

AN BORD PLEANÁLA	
LDG-	_____
A&P-	_____
15 NOV 2022	
Fee: €	50.00
Type:	cancel
Time:	16.17
By:	hanel

Planning Authority: Dublin City Council

Location: 167 St. Mobhi Road, Glasnevin, Dublin 9.

Reference: 1018(1). 1e Ann Moynihan

Description:

Ballymun / Finglas to City Centre Core Bus Corridor Scheme Compulsory Purchase Order 2022.

A Chara,

My name is Ann Moynihan and I am the freehold owner and Proprietor of “Reddy’s Pharmacy” at 167 St. Mobhi Road, Glasnevin, Dublin 9 – D09 X377 since 1973.

I am writing to The Board to register my objection to the proposed Compulsory Purchase Order pertaining to said property. Although I agree in principal with the overall project incorporating the provision of a Bus Corridor and Cycle Track, I set out below the following in support of my submission;

1. The proposed Compulsory Purchase Order of 12.2 sq M to the front of my property will have a serious negative impact restricting my business and business potential in the future. The property is currently run as a Pharmacy with residential units above. In very recent times due to COVID 19 guidelines, I had to consider provide seating outside to accommodate customers queuing to access the Pharmacy.
2. The proposal will devalue my property. The opportunity to change the use of the business for example to a Coffee /Tea shop in the future will be restricted with no opportunity to provide out door seating for dining etc, should the Compulsory Order proceed.
3. Having studied the illustrations and maps provided by The NTA it is clear to me at the outset that the proposal centers around the provision of a Cycle Track being re directed from a straight passage way to manoeuvring close to my property and around the proposed Bus Shelter. If the Bus Shelter was removed from the proposed development the Cycle Track could proceed down St. Mobhi road in a straight line leaving adequate space for a standard bus stop without a passenger shelter on the

footpath. This should not necessitate the Compulsory purchase of any of my property.

4. As a Tax payer and stakeholder I believe that the use of Public Funds in this case is not being best served. I agree with the provision of the Cycle Track and Bus Corridor. However I disagree with the proposal that seeks to incorporate the Bus Shelter thereby re-routing the Cycle Track closer to my premises, something which could be easily avoided. I would like to point out that there are two Bus stops in the immediate vicinity that don't have Bus shelters and I fail to understand why a Bus shelter outside my premises on Mobhi Road could not be removed thereby making more effective use of the public space available.
5. I am aware that an Environmental Impact Statement and a Natura Impact statement have been commissioned by The NTA to assess the overall impact of this project. However no Impact assessment or consideration has been given to any future use or value of my property.
6. I attach 2 scaled (1:250) layout drawings 1A & 1B of the subject area to the front of my property, existing layout and optional layout to assist The Board in support of my submission.
7. I believe that Bus Shelters in general are as much about advertising and generating revenue for its owners as accommodating waiting passengers and the proposal to retain this Bus Shelter and its incorporated advertising potential is helping this action which seems unfair

I submit this letter to you in the hope that you may consider overturning the decision to compulsorily purchase the property at the front of my shop.

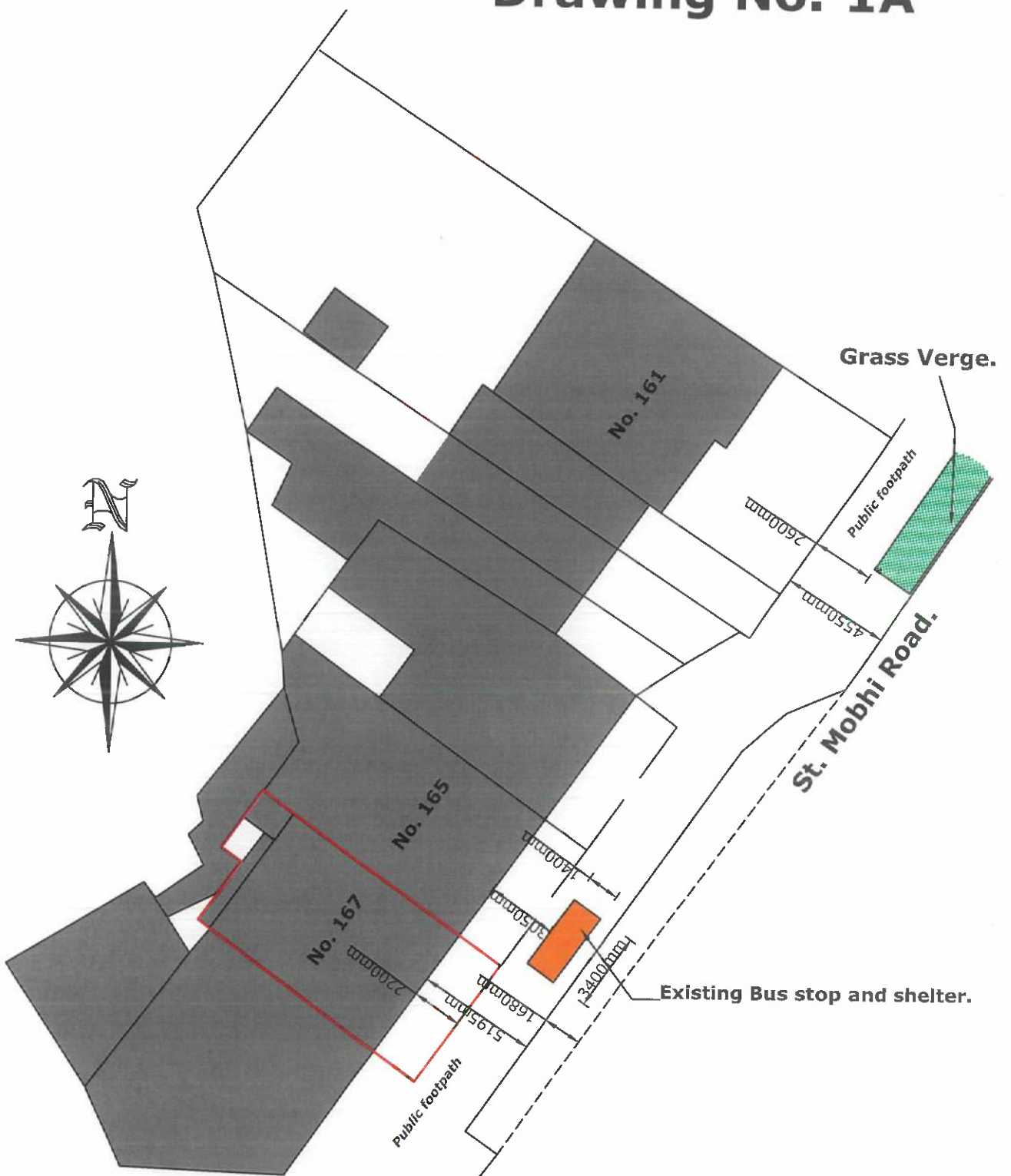
I look forward to your ruling on my submission.

is mise le meas



Ann Moynihan

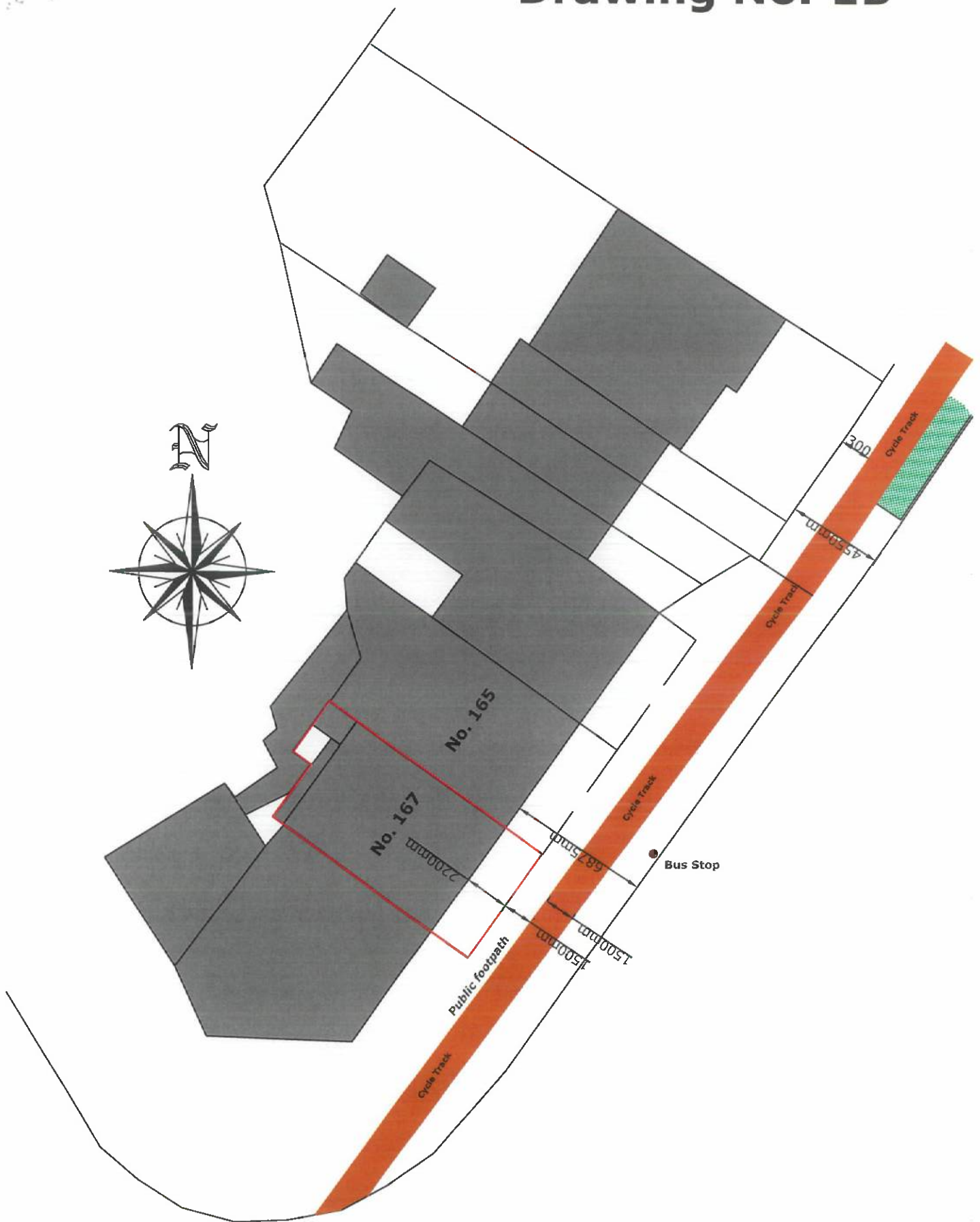
Drawing No. 1A



**Existing Block Plan / layout
1:100**

**Proposed Optional Block Plan / layout
1:250**

Drawing No. 1B



**Proposed Optional Block Plan / layout
1:250**