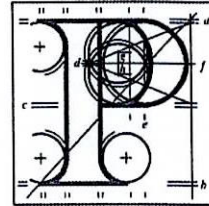


**Our Case Number:** ABP-316828-23

**Your Reference:** Fairfield Inns Ltd.



**An  
Bord  
Pleanála**

Corr Property Consultants  
Oakwood  
Mountrice  
Monasterevin  
Co. Kildare  
W34 DX27

**Date:** 14 June 2023

**Re:** Tallaght/Clondalkin to City Centre BusConnect Core Bus Corridor Scheme.  
Tallaght/Clondalkin to Dublin City.

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 relation to this 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,

Niamh Thornton  
Executive Officer  
Direct Line: 01-8737247

HA03

<b>Tel</b>	<b>Tel</b>	(01) 858 8100
<b>Glaó Áitiúil</b>	<b>LoCall</b>	1800 275 175
<b>Facs</b>	<b>Fax</b>	(01) 872 2684
<b>Láithreán Gréasáin</b>	<b>Website</b>	www.pleanala.ie
<b>Ríomhphost</b>	<b>Email</b>	bord@pleanala.ie

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

## Niamh Thornton

---

**From:** SIDS  
**Sent:** Tuesday 6 June 2023 11:51  
**To:** Niamh Thornton  
**Subject:** FW: Tallaght/Clondalkin to City Centre Core Bus Corridor Scheme  
**Attachments:** Objection to ABP (Fairfields Inn Ltd).pdf

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**From:** jennifer.ryan@corrconsult.ie <jennifer.ryan@corrconsult.ie>  
**Sent:** Tuesday, June 6, 2023 11:22 AM  
**To:** SIDS <sids@pleanala.ie>  
**Cc:** 'Tom Corr' <tom.corr@corrconsult.ie>  
**Subject:** Tallaght/Clondalkin to City Centre Core Bus Corridor Scheme

Dear Sirs,

I attach an Objection/Submission Letter prepared by Tom Corr on behalf of his client, Fairfield Inns Ltd on the Tallaght/Clondalkin to City Centre Core Bus Corridor Scheme.

Please confirm safe receipt of this email.

Please note that we have moved offices and our new postal address is below.

Kind Regards,

**Jennifer Ryan**

Office Manager

Corr

**WE HAVE MOVED OUR OFFICES TO: OAKWOOD, MOUNTRICE, MONASTEREVIN, CO KILDARE, W34 DX27.**

**Mob: (083) 8169000**

**Tel: (045) 254211**

**Email: [jennifer.ryan@corrconsult.ie](mailto:jennifer.ryan@corrconsult.ie)**

**Web: [www.corrconsult.ie](http://www.corrconsult.ie)**



**CORR is the trading name of Corr Property Consultants Ltd.**

**Company Registered Number: 520536, PSRA Licence Number: 003033**

**Registered Office: Oakwood, Mountrice, Monasterevin, Co. Kildare, W34 DX27.**

The information contained in this email is *without prejudice/subject to contract/contract denied*

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every care is taken in compiling information, we give no guarantee as to the accuracy thereof and parties must satisfy themselves regarding the description and measurement.

Our Ref: TC/JR



An Bord Pleanála  
64, Marlborough Street  
Dublin 1.  
*Via Email: [sids@pleanala.ie](mailto:sids@pleanala.ie)*

Corr  
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[www.corrconsult.ie](http://www.corrconsult.ie)

6<sup>th</sup> June 2023

**Re: Scheme Details: Tallaght/Clondalkin to City Centre Core Bus Corridor Scheme**  
**Client Details: Fairfield Inns Ltd, 66 Phibsboro Road, Dublin 7, D07 P592**  
**Property: Cherry Tree Public House, Car Parking, Walkinstown Cross, Dublin 2**  
**CPO Ref: 1052(1).1c, 1052(2).2c(T), 1051(f).1c and 1051(2).2c(T)**

Dear Sirs,

We act on behalf of the above property owner who has been served with notice of the making of the above Compulsory Purchase Order. Having reviewed the drawings and documentation accompanying same, our client has instructed us to object to the confirmation of the Compulsory Purchase Order (CPO) and Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) on the following grounds:

**1. Surplus Land Acquisition**

The landowner objects to the acquisition of lands which appear to be surplus for the scheme requirements.

**2. Drainage**

The property owner is concerned in relation to drainage implications associated with the works on the public road, in that they may negatively impact their retained property and parking areas.

**3. Noise**

Inadequate information has been provided regarding the mitigation measures that are being proposed to control increased noise pollution from the intensive bus corridor.

**4. Access – General**

The temporary CPO plot 1051(ii)2(c) takes up the entire area right up to the frontage of the pub building and the neighbouring units. This is clearly unnecessary and this area will need to be reduced. If it is not reduced, the pub and the adjoining units will have to close down for the entire duration of the construction period and this will entail huge levels of compensation which at the end of the day is tax payers money. If the Cherry Tree Pub cannot continue in operation during the construction phase, there will be long term permanent damage to the goodwill of the business which will be a very serious compensation matter. There is a severe impact as it is but the impact will be extreme if the pub is forced to close during construction for the scheme.

**5. Traffic Management**

There is lack of detail in relation to how traffic will be managed during the construction phase. This is important as it is critical for the continued functioning of the property owners pub and also for all of the businesses in the area.

**6. Boundary Treatment**

There is a lack of clarity to the new boundary along the permanent acquisition area. In addition, there is a lack of clarity with regard to hoarding or proper temporary boundary treatments which will be essential in relation to health and safety.

**7. Environmental Impacts**

There is a lack of clarity around what the total environmental impact will be of the Bus Connect Scheme including the environmental impact and upfront carbon footprint for the construction phase. The owners have a concern in relation to the design of the scheme and the route that has been chosen.

**8. Footpaths/Cycle Paths**

There is a lack of clarity in relation to the impact of the scheme on footpaths and cycle paths.

**9. Other Matters**

Such other relevant matters that may arise when more detailed design information is made available and the owner reserves the right to raise and deal with these matters at an Oral Hearing.

The information supplied by the Acquiring Authority is incomplete and may change. We reserve the right to include other grounds of objection and to elaborate on the above listed grounds of objection when further information is made available to us by the Acquiring Authority and to tender these at the An Bord Pleanála Hearing. We request that an Oral Hearing be held in relation to the scheme.

Yours faithfully,



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**Tom Corr MAgrSc, FSCSI, FRICS, ACI Arb**  
**RICS Registered Valuer**  
**PSRA Licence No. 003033-004513**  
Agronomist  
Agriculture Consultant  
**Email:** [tom.corr@corrconsult.ie](mailto:tom.corr@corrconsult.ie)  
**Mobile:** (086) 2596675