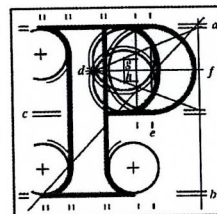


Our Case Number: ABP-317121-23

Planning Authority Reference Number:



**An
Bord
Pleanála**

Clondev Properties Limited
c/o Raymond Martin
18 The Seapoint Building
Clontarf
Dublin 3

Date: 19 September 2023

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 be advised that landowners listed on the Compulsory Purchase Order schedule associated with this application are not required to pay the €50 fee associated with this case. As you are listed as a landowner, a refund of €50 will be issued to the debit/credit card used to make payment for this submission.

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

The Board has also received an application for confirmation of a compulsory purchase order which relates to this proposed road development. The Board has absolute discretion to hold an oral hearing in respect of any application before it, in accordance with section 218 of the Planning and Development Act 2000, as amended. Accordingly, the Board will inform you in due course on this matter. The Board shall also make a decision on both applications at the same time.

If you have any queries in relation to this 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,

Eimear Reilly
Executive Officer
Direct Line: 01-8737184
HA02A

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Electronic submission

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

12th September 2023

SID Project: Bus Connects Swords to City Centre Bus Corridor Scheme
ABP Case Ref: HA06D.317121
Observation by: Clondev Properties Limited

Sir / Madam,

Further to application for the Strategic Infrastructure Development "BusConnects Swords to City Centre Bus Corridor Scheme", Clondev Properties Limited (CLONDEV) wish to make the following observations in respect of the scheme, its design and attributes.

Firstly, CLONDEV Properties Limited wish to confirm their support for the proposed BusConnects Swords to City Centre Bus Corridor Scheme. Clondev believes that the delivery of such high frequency public transport infrastructure is essential to the sustainable development of North Dublin and will enhance the ability of the area to unlock and sustain the growth potential which is inherent in the land use objectives of lands along the route.

CLONDEV however have a number of observations:

1. Integration with development of Hollytree House

CLONDEV note the proposed development of Bus Connects in proximity to the proposed development of lands known as Hollytree House, Fosterstown, Swords (Corner of R132 and L2300 Boroimhe Link Road).

The redevelopment of the Hollytree House lands is subject to Notification of Decision to grant planning permission for 82 apartments and a creche as per Fingal County Council file ref: F22A/0687.

As part of the planning application process, Clondev Properties Limited engaged in detail with the NTA in respect of accommodating the provision of certain works within lands in the ownership of Clondev.

Clondev wishes to ensure that due regard is had in the granting of such permission for Bus Connects that does not prejudice the delivery of the granted scheme F22A/0687 in any way.

2. Integration with development of lands at Pinnock Hill

Clondev also note the proposed development of Bus Connects in proximity to the proposed development of lands the subject of the now granted Pinnock Hill SHD (Corner of R132 and L2300 Boroimhe Link Road). Clondev is part beneficial owner of such lands.

The redevelopment of the Pinnock Hill SHD lands is subject to a grant of planning permission for 204 apartments and a creche as per ABP file ref: ABP-314253-22.

As part of the planning application process, Clondev Properties Limited (through its ownership in Castlestar (swords) Limited) to engaged in detail with the NTA in respect of accommodating the provision of certain works within lands in the ownership of Castlestar.

Clondev wishes to ensure that due regard is had in the granting of such permission for Bus Connects that it does not prejudice the delivery of the granted scheme ABP-314253-22 in any way.

3. Oral Hearing

Clondev hereby request that an oral hearing be held in respect of this application. It is believed that such a hearing would be in the best interests of the public good and all those who have made observations in respect of this application.

Note that nothing in this correspondence shall be deemed or construed to imply the granting or transfer or agreement to the use or transfer of lands in the ownership of Clondev or associated parties in respect of Bus Connects.

CLONDEV Properties hereby request to be notified of all decisions in respect of the this application.

This Submission to An Bord Pleanala is accompanied by the requisite fee. We therefore look forward to confirmation of receipt of this submission at your earliest convenience.

Yours faithfully

Raymond Martin

Raymond Martin
CLONDEV Properties Limited

[Redacted]
[Redacted]