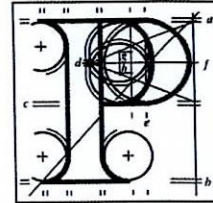


**Our Case Number:** ABP-317121-23

**Your Reference:** Patrick Fitzsimons and Parfit



**An  
Bord  
Pleanála**

Tom Corr  
Corr Property Consultants  
Oakwood  
Mountrice  
Monasterevin  
Co. Kildare  
W34 DX27

**Date:** 14 July 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 on behalf of your client 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,

Sarah Caulfield  
Executive Officer  
Direct Line: 01-8737287

HA03A

<b>Tel</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>Website</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

**Fw: MR PATRICK FITZSIMONS AND PARFIT CPO REF 1025-SWORDS TO CITY CENTRE CORE BUS CORRIDOR SCHEME CPO 2023.**

Klaudia Wierzchowska <[klaudia.wierzchowska@pleanala.ie](mailto:klaudia.wierzchowska@pleanala.ie)>

Fri 7/14/2023 3:00 PM

To: Klaudia Wierzchowska <[klaudia.wierzchowska@pleanala.ie](mailto:klaudia.wierzchowska@pleanala.ie)>

---

**From:** Tom Corr [REDACTED]

**Sent:** Friday, July 14, 2023 9:01 AM

**To:** Sarah Caulfield <[s.caulfield@pleanala.ie](mailto:s.caulfield@pleanala.ie)>

**Cc:** Klaudia Wierzchowska <[klaudia.wierzchowska@pleanala.ie](mailto:klaudia.wierzchowska@pleanala.ie)>

**Subject:** RE: MR PATRICK FITZSIMONS AND PARFIT CPO REF 1025-SWORDS TO CITY CENTRE CORE BUS CORRIDOR SCHEME CPO 2023

Dear Sarah

Thanks for your email

Kind Regards

Tom

---

**From:** Sarah Caulfield <[s.caulfield@pleanala.ie](mailto:s.caulfield@pleanala.ie)>

**Sent:** Friday 14 July 2023 08:55

**To:** [REDACTED]

**Cc:** Klaudia Wierzchowska <[klaudia.wierzchowska@pleanala.ie](mailto:klaudia.wierzchowska@pleanala.ie)>

**Subject:** RE: MR PATRICK FITZSIMONS AND PARFIT CPO REF 1025-SWORDS TO CITY CENTRE CORE BUS CORRIDOR SCHEME CPO 2023

Dear Tom,

The Board acknowledges receipt of your email and attached objection on behalf of your client.

Kind Regards,  
Sarah

---

**From:** Tom Corr [REDACTED]

**Sent:** Thursday, July 13, 2023 4:32 PM

**To:** SIDS <[sids@pleanala.ie](mailto:sids@pleanala.ie)>

**Cc:** Appeals2 <[appeals@pleanala.ie](mailto:appeals@pleanala.ie)>; Jennifer Ryan <[jennifer.ryan@corrconsult.ie](mailto:jennifer.ryan@corrconsult.ie)>

**Subject:** MR PATRICK FITZSIMONS AND PARFIT CPO REF 1025-SWORDS TO CITY CENTRE CORE BUS CORRIDOR SCHEME CPO 2023

Dear Sirs,

Please find attached letter of objection to the above CPO on behalf of our clients Mr Patrick Fitzsimons and Parfit.

Please acknowledge receipt of this objection.

If there are any queries please contact the two above emails and my mobile number is 086 2596675.

Kind Regards,

Tom Corr MAgrSc, FSCSI, FRICS, ACI Arb

PSRA Licence Number: 003033-004513

RICS Registered Valuer

Managing Director

Tel: [REDACTED] Mob: [REDACTED]

Email: [REDACTED] Website: [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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Our Ref: TC/JR

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



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

27<sup>th</sup> June 2023

**Re: Scheme Details: Swords to City Centre Core Bus Corridor Scheme**  
**Client Details: Mr Patrick Fitzsimons and Parfit, Old school House, Cloghran, Co. Dublin**  
**Property: Commercial Premises**  
**CPO Refs: 1025**

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 property owner objects to the acquisition of lands which appear to be surplus for the scheme requirements. The acquisition of the areas in the CPO is excessive and appears to be unnecessary.

**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 property owner has very serious concerns in relation to access to the retained property during and post construction. There has been insufficient detail provided in this regard. This is a very serious commercial property with an excellent business and it will have very significant negative consequences if there is any negative impact on access arrangements during and post construction.

**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 owner's premises and also for all of the businesses in the area.

**6. Boundary Treatment**

There is a lack of clarity in relation 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**

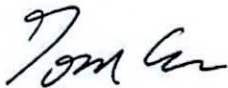
There is a lack of clarity in relation to the impact of the scheme on footpaths and cycle paths.

**9. Other Matters and Proper Planning and Sustainable Development**

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. In particular there are significant issues and concerns around the proper planning and sustainable development of the area arising from the scheme proposed.

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:** [REDACTED]

**Mobile:** [REDACTED]