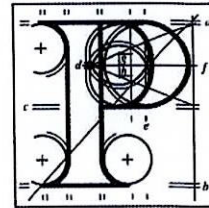


Our Case Number: ABP-317164-23



**An
Bord
Pleanála**

Advanced Roofing & Cladding Ltd
Advanced Business Park
Old Airport Road
Cloghran
Swords
Co. Dublin

Date: 20 July 2023

Re: Swords to City Centre Core Bus Corridor Scheme, Compulsory Purchase Order 2023
Swords 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 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,

PP Klaudia Wierowska

Sarah Caulfield
Executive Officer
Direct Line: 01-8737287

HA02

Tel	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1800 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

**ADVANCED
ROOFING & CLADDING LTD.**

**Advanced Business Park,
Old Airport Road,
Cloghran,
Swords,
Co. Dublin**

**Tel: 01 845 9643 Email: info@advancedroofing.ie
www.advancedroofing.ie**

An Bord Pleanála (Strategic Infrastructure Division)
64 Marlborough Street
Dublin 1 D01 V902

AN BORD PLEANÁLA	
LDG-	065141-23
ABP-	317164-23
18 JUL 2023	
Fee: €	50
Type:	CHQ
Time:	
By:	Counil

**Re: Swords to City Centre Core Bus Corridor Scheme
Compulsory Purchase Order 2023
Plot List – 1062(1).1c & 1062(2).2c
Easement Plot List: C01, EW.**

Dear Sir/Madam,

We refer to the above matter and to our objection and/or observation dated 13 July 2023. This objection and/or observation is supplemental to and should be read in conjunction with our first objection and/or observation.

As we indicated in our first objection, a significant concern for us is to ensure that we and our tenants retain 24-hour access to the business park

At para. 4.77 of Galligan and McGrath on Compulsory Acquisition, the authors state that “*An Bord Pleanála may direct the road authority to provide alternative access to a person permanently or temporarily deprived of reasonable access to or from his property or from one part of his property to another.*”

In *Futac Services Ltd v Dublin City Council* Smyth J observed *obiter*, that the obligation is not to provide an equivalent access but to provide ‘an alternative access such as to be of the same character (eg pedestrian, vehicular, commercial vehicular etc) as that which had existed and has existed to date’.

We therefore respectfully request that a condition be attached to the CPO that safe vehicular access be maintained during the currency of the works and after the works have completed.

On the same basis, we respectfully request that the security of the business park is maintained both during the works and after the works have completed. The Board should include a condition to that effect if it sees fit to approve the CPO.

On the ESB sub-station, given the lack of clarity regarding what, if anything, will become of it as in the course of the CPO, we respectfully request that the Board give no permission in relation to the sub-station and that the Board expressly state that no development in relation to that may be carried out under the existing CPO.

Finally, we remain concerned in relation to the length and duration of the works, and expressly reserve our entitlement to claim compensation for loss, disturbance and disruption should the CPO be approved.

We trust you note the position. We enclose the prescribed fee of €50.

Yours faithfully,



Advanced Roofing & Cladding Ltd.