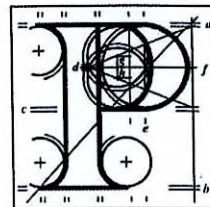


**Our Case Number: ABP-317164-23**



**An  
Bord  
Pleanála**

Advanced Roofing and Cladding Limited  
Karen and Pat Price  
Advanced Business Park  
Old Airport Road  
Cloghran, Swords,  
Co. Dublin

**Date:** 18 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 letter of objection in relation to the above mentioned compulsory purchase order. As you are listed on the CPO schedule, no fee is required. A refund of €50 will be issued to you under separate cover.

In respect of same, please note that in circumstances where:

- (i) no objections are received by the Board within the period provided for making objections, or
- (ii) all objections made are subsequently withdrawn, or
- (iii) all objections made relate exclusively to matters which can be dealt with by a property arbitrator the Board will inform the local authority as appropriate and, in such circumstances, the local authority can itself confirm the order with or without modification or refuse to confirm the order in accordance with the provisions of section 216 of the Planning and Development Act, 2000, as amended.

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 on this matter in due course.

If you have any queries in the meantime 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

CH02

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](mailto:info@advancedroofing.ie)  
[www.advancedroofing.ie](http://www.advancedroofing.ie)

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

13<sup>th</sup> July 2023

<b>AN BORD PLEANÁLA</b>	
LDG-	<u>065034-23</u>
ABP-	<u>317164-23</u>
14 JUL 2023	
Fee: €	<u>50</u> Type: <u>CHP</u>
Time:	By: <u>POST</u>

**Ref: 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,

Please find outlined below our objections/observations with respect to the above proposed scheme.

Also enclosed is our payment of €50.

The proposed bus corridor scheme is on the Swords Road and involves the following areas which we own:

- 1062(1).1c - Lands to be permanently acquired – 20.2sqm.
- 1062(2).2c – Lands being temporarily acquired – 21.6sqm.
- 1602(1).1c CO1 0002-DM-0014 – Private rights to be acquired.
- 1062(2).2c EW 0002-DM-0014 – Private rights to be temporarily restricted.

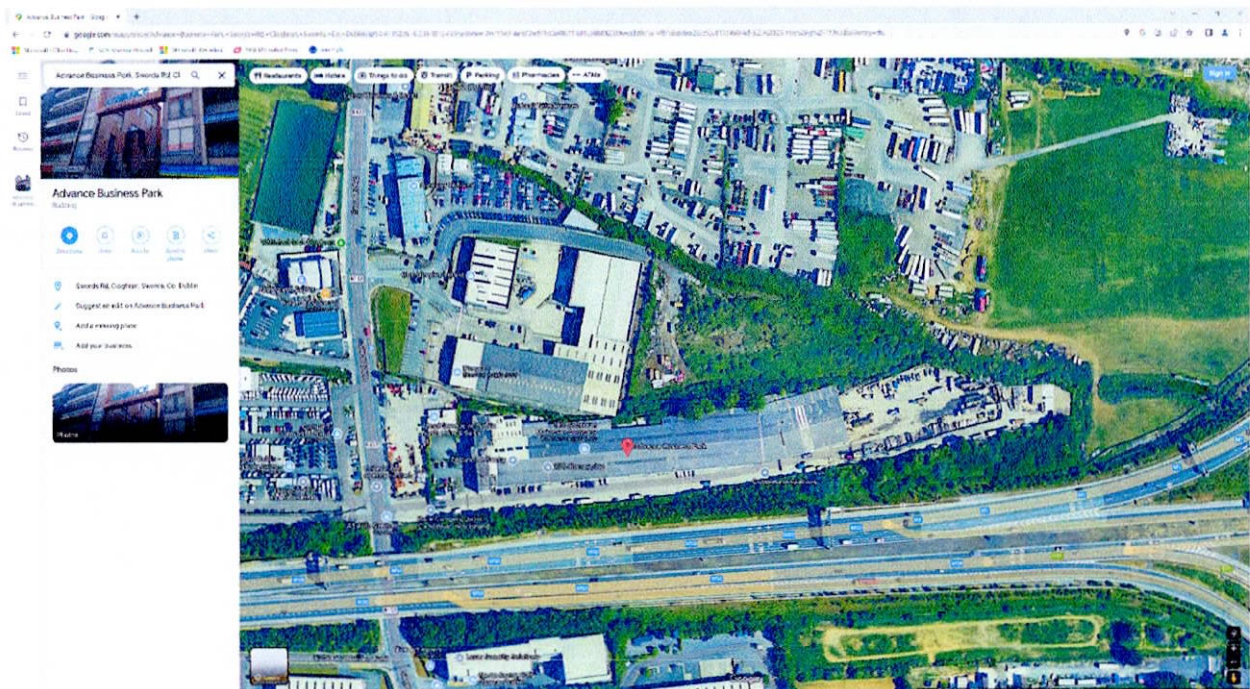
## The Advanced Business Park

Advanced Roofing & Cladding Ltd owns the Advanced Business Park, our site runs parallel to the M50 Motorway and the only entrance to our site is at the Swords Road also referred to as the Old Airport Road or R132.

The Advanced Business Park is a very busy and large commercial park. We have nine tenants:

1. Timber Ireland
2. Ready Motors
3. Bathroom Makeover
4. Complete Insulations
5. J Hanway Removals
6. Bunk Campers
7. M50 Waste & Skip Hire
8. Advanced Roofing Ltd

All of these businesses require 24 hour access to their premises 7 days a week for trading and for members of the public to access their businesses. Please see the maps below showing our business park's location. The Advanced Business Park is identified in RED.





The Busconnects CPO proposal is at the main entrance to our site, see below highlighted in yellow:



Our Objections / Observations:

**Access**

We are concerned about the access to our business park. There is a temporary and permanent CPO for the areas right across the only main access point to our business park. We cannot have the access to our business park blocked or interrupted at anytime. All of our tenants need to be able to access their businesses in order to continue operating and trading during the course of these works. We would require that there is a constant safe access provided by the NTA or responsible party to our park throughout the duration of these works and after they are completed. We would request that a condition is added to the permission granted that ensures access to the Advanced Business Park at all times.

**Duration Of Works**

We have no information about how long these works will take or what disruption will be involved. We do not want our business or our tenants businesses to be negatively affected because of these works.

**Security**

Our business park is gated, walled and fenced, we would require that any alterations made as part of this CPO ensure that all of our perimeter structures are reinstated to the same standard or better by the NTA or responsible party. We would also require that the NTA or responsible party ensure the security of the business park is not compromised by their works during the course of this project. This is a secure business park and it would need to remain secure during and after these works.

**ESB Substations**

This CPO has identified an area C01 which is to be acquired and an area EW which is to be altered. We do not agree to either of these substations being moved further into our property as they would have an impact on the entrance to our business park. We have been given no information about what this CPO intends to do with these structures. We need more information about this.

Thank you for taking the time to consider our observations. If you have any queries please do not hesitate to contact us.

Yours faithfully,



Karen Price  
Owner



Pat Price  
Owner