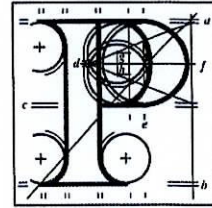


**Our Case Number: ABP-317164-23**



**An  
Bord  
Pleanála**

Anne Doyle  
256 Swords Road Holistic Therapy Centre  
Santry  
Dublin 9

**Date:** 18 July 2023

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

Dear Madam,

An Bord Pleanála has received your letter of objection in relation to the above mentioned compulsory purchase order.

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- (ii) all objections made are subsequently withdrawn, or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,

*PP Maudea Wienowska*

Sarah Caulfield  
Executive Officer  
Direct Line: 01-8737287

CH02

<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

## Sarah Caulfield

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**From:** Sarah Caulfield  
**Sent:** Tuesday 18 July 2023 10:26  
**To:** Sarah Caulfield  
**Subject:** FW: CPO for Swords to City Centre Bus Connects

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**From:** Sarah Caulfield  
**Sent:** Tuesday, July 18, 2023 10:26 AM  
**To:** [REDACTED]  
**Subject:** RE: CPO for Swords to City Centre Bus Connects

Dear Anne,

The Board acknowledges receipt of your email and attached objection in relation to ABP-317164-23.

Regards,  
Sarah

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**From:** [REDACTED]  
**Sent:** Tuesday, July 18, 2023 9:33 AM  
**To:** Sarah Caulfield <[s.caulfield@pleanala.ie](mailto:s.caulfield@pleanala.ie)>  
**Subject:** RE: CPO for Swords to City Centre Bus Connects

Hi Sarah, please find attached my word document re the CPO for 256 Swords Road in Santry, thank you

*Kind regards*

*Anne Doyle*

*MIACP*

*Tel:* [REDACTED]

## **Bus Connects Dublin Core Bus Corridor Swords to City Centre**

**Property: 256 Sword Road, Santry, Dublin 9. D09RX73**

**Owner: Anne Doyle**

The planned roadworks associated with creation of the Bus Corridor and the associated permanent and temporary acquisition of land from 256 Swords Road will impact the business currently operating in this premises and the market value of the property. I outline my concerns below.

Roadworks. The roadworks and related activity in connection with the Bus Corridor construction will negatively impact the therapy centre when they reach Santry village. Such is the disruption that will be caused to our work I envisage having to close the business for the entire period of time the roadworks and related activity are in Santry village. Most of the therapies here whether talk therapy or body-based therapy require the clients to feel safe in a secure and reasonably calm and quiet atmosphere. Another point of concern is that part of the sense of safety for customers and therapists is the presence in the building of other therapists and their clients coming and going. Even if one or two therapies could continue through the disruption of the roadworks, they will lose the sense of safety provided by the presence of the other therapists who are unable to remain.

We know from experience of other shorter-lived roadworks previously carried out in Santry village that we cannot do our work while the roadworks are being done. Normal day-to-day street noises are fine, however from our experience when roadworks are being carried out, we are not able to work. We are realistic and accept that the benefit of our main street location in Santry is balanced by occasional disruption to our services by short-lived road works and road maintenance. However the magnitude and duration of disruption we can predict from the Bus Connects roadworks in Santry village will mean we cannot work here for the extended period and so will have to find alternative spaces to work in. The temporary acquisition of ground for use during the road works will prevent staff and customers parking and would discourage customers from coming in even if we were able to work during the presence of the roadworks.

Loss of rent. The therapy centre will lose rent income from the therapists working in 256 Swords Road. There is also the possibility therapists will not return to this premises after going through the upheaval of a move to their new location. The Bus Connects project is already impacting on the therapy centre business, as I have to inform therapists interested in renting therapy space long-term that the therapy centre will probably have to close for a time when the roadworks are in Santry village.

Therapy practice income. My own counselling therapy practice will also be impacted because I will have to move my counselling service to another location. This is likely to result in loss of clients who are disinclined or unable to travel to the new location. Similarly as I will be in the new location for the duration of the roadworks in Santry village, but hoping to return to 256 Swords Road when the roadworks have moved on,

potential new clients in the new location may be discouraged from attending my therapy practice knowing that I will be moving back to Santry when the roadworks are finished there.

The other therapists working in 256 Swords Road will face similar issues in firstly moving their therapy practices to new locations and secondly if they choose to move back to this therapy centre when the roadworks have moved on from Santry. They should also be compensated for this upheaval and likely loss of income.

Loss of parking space. Ground outside the therapy centre is planned for both temporary and permanent acquisition for the Bus Connects project. Many clients greatly value the ability to park outside the therapy centre and frequently tell us so. Clients of our services often have either some impairment of physical mobility, or are recovering from trauma, or are in abusive relationships. The ability to park outside our therapy centre and immediately access the building greatly helps them to attend their therapy appointments in safety.

All therapists working here including myself should be compensated for disruption to their therapy work and for client loss associated with moving their therapy practice location.

Returning to the therapy centre. When the Bus Connects road works have moved on from Santry village the therapy centre will need:

- Cleaning
- Repainting
- Signage refreshed
- Ground surface in the laneway adjacent and in front of the premises to be returned in good condition
- Vehicle parking spaces to be repainted and in new configuration due to the land acquired for the Bus Connects corridor
- A boundary consisting of pillars easily and safely negotiated by pedestrians to be constructed around the perimeter of the vehicle parking area to support orderly entry and exit by vehicles
- A new door to the ground floor therapy room will be required for greater sound insulation.
- Any other depreciation of the building from the Bus Connects construction work.

All costs related to returning the therapy centre to use after the Bus Connects roadworks to be met by the Bus Connects project.

Reduction in property value. The land permanently acquired by Bus Connects impacts the therapy centre business and reduces value of the property for resale. The permanent acquisition of the laneway entrance reduces value of the laneway which is part of the 256 Swords Road property. The permanent acquisition of ground in front of the property reduces vehicle parking space and so reduces value of the property for resale as well as reducing customer parking for the therapy centre currently in

business. This will have negative impact on the business and the therapists who work here. Our therapists' clientele includes those who travel from all over north county Dublin and beyond and who value the ease of access to our parking spaces. The Santry location currently attracts these clients as it is just off the motorway and easily accessed. Reduction of the vehicle parking space available decreases the attraction of the therapy centre.

Thank you for your consideration of the impact from the proposed Bus Connects construction work on the 256 Swords Road premises and business. Please contact me for further information as required.

**Anne Doyle**

**Telephone:** [REDACTED]

**Email:** [REDACTED]