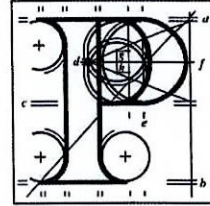


Our Case Number: ABP-317164-23



An  
Bord  
Pleanála

Collinstown Caravans Limited  
Brendan Collins Director  
Old Airport Road  
Cloghran  
Co. Dublin

**Date:** 19 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.

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- (ii) all objections made are subsequently withdrawn, or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 Klaudia Wierowska*  
Sarah Caulfield  
Executive Officer  
Direct Line: 01-8737287

CH02

Tel (01) 858 8100  
Glao 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

<b>AN BORD PLEANÁLA</b>	
LDG-	065152-23
ABP-	317164-23
18 JUL 2023	
Fee: €	Type:
Time: 13:39	By: Harel

18 July 2023

An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

**Swords to City Centre Bus Corridor Scheme Compulsory Purchase Order 2023 (the "Compulsory Purchase Order")**  
**Brendan Collins – Plot Reference 1090(1).1d, 090(2).2d**

Dear Sirs

Collinstown Caravans Limited (the "**Company**") recently received the letter and notice appended at **Appendix 1** (the "**Notice**") hereto. The National Transport Authority (the "**NTA**") has never consulted with or sought to consult the Company in relation to the Compulsory Purchase Order.

The Company is correctly listed as the owner of plot references 1090(1).1d, 090(2).2d. These lands constitute the front portion of a dwelling house property owned by the Company.

As further outlined below, the content of the Notice and accompanying letter is unclear to the point that it is almost completely incomprehensible. The Company has sought further information from the NTA, but has not yet received a substantive response. In those circumstances, the Company reserves its rights to make more detailed submissions in relation to the Compulsory Purchase Order and the proposed Swords to City Centre Bus Corridor Scheme (the "**Scheme**") at an Oral Hearing. The Company notes that the closing date for submissions in respect of the Scheme pursuant to section 51(3) of the Roads Act 1993 (as amended) has been extended to 12 September 2023.

The Company objects to the confirmation of the Compulsory Purchase Order for a range of reasons which are summarised below:

1. The content of the Notice and the accompanying letter, while verbose, is unclear to the point that it is almost completely incomprehensible. The Company's advisors have managed to ascertain that the NTA proposes to permanently compulsorily acquire ownership of a portion of the Company's lands. However, it seems that the NTA also intends to compulsorily acquire ownership of a portion of the Company's lands on a temporary basis, for the purposes of the Scheme. However, the Notice provides no further information in relation to the effect of the Compulsory Purchase Order. By way of example only, the Notice does not provide any information as to the duration or likely timing of the compulsory temporary acquisition. On its face, the Company is advised that, legally, this will leave the Company unable to lawfully gain access to the lands which are being temporarily compulsorily acquired and, therefore, the Company would be unable to access the dwelling house property at all. I am advised, therefore, that the NTA failed to comply with the



statutory requirements under the Housing Act 1966 (as amended) to properly set out the effect of the CPO in the Notice.

2. The Notice does not set out any information in relation to any works intended to be carried out on the lands to be temporarily compulsorily acquired during the period of the temporary acquisition. The Company is advised, therefore, that the NTA failed to comply with the statutory requirements under the Housing Act 1966 (as amended) to properly set out the effect of the CPO in the Notice. Given the lack of information in relation to the proposed temporary acquisition, the Company reserves its rights to make more detailed submissions in relation to the impact of the proposed temporary acquisition at an Oral Hearing.
3. Although the information contained in the Environmental Impact Assessment Report ("EIAR") is extremely limited, it appears that the Lands are proposed to be temporarily acquired for the purposes of carrying out significant permanent works on those lands. The Company obtained a report (the "Report") from Stephen Reid Consulting Traffic and Transportation Limited in relation to the impact of the temporary acquisition and the permanent works (which would be carried out as part of that acquisition) on the lands to be acquired and the remaining lands owned by the Company. A copy of the Report is included at **Appendix 2**. As is clear from the Report, the temporary acquisition of the lands (and the significant permanent works proposed to be carried out during the course of that temporary acquisition) will result in a setback of the existing boundary wall to accommodate a grass landscaping verge area to the rear of the footpath and this extends across the entire Swords Road frontage of the dwelling house property in the Company's ownership. The Company is advised that the impact of implementing the proposal shown on the NTA drawing would extinguish any access - vehicular or pedestrian - to the Company's dwelling house property from the Swords Road, as there is no allowance in the design proposal to accommodate an access point/entrance gate to the property. Therefore, as a result of the temporary acquisition and proposed permanent works, there would no longer be any means of accessing the dwelling located on the Company's remaining dwelling house property from Swords Road. The NTA has not established that the temporary acquisition of the Lands and / or these permanent works are necessary for the purposes of the Scheme. Therefore, the acquisition would be a disproportionate interference with the existing property use and the Company's property rights. This issue is not simply a matter of compensation, and I am advised that a disproportionate interference with an existing property use can invalidate a scheme. I am advised that the temporary acquisition and the permanent works that would be carried out on foot of the Compulsory Purchase Order would clearly constitute a disproportionate interference with the Company's property rights.

In light of all of the above, the Company is requesting an oral hearing in respect of the application for confirmation of the Compulsory Purchase Order.

Yours sincerely



Brendan Collins  
Director  
For and on behalf of Collinstown Caravans Limited

# **Collinstown**

business park

## APPENDIX 1

### Collinstown Business Park

T/A Collinstown Caravans Limited

WF-71037224-v1 | 028665 0001

Old Airport Road, Cloghran, Co. Dublin

Telephone: (01) 842 8566 Fax: (01) 842 8790 e-mail: collinstownbusinesspark@hotmail.com

VAT No. IE 9/Y/48957S Registered in Ireland No. 032024 Directors: B. Collins (Managing) C. Collins (Secretary)



**Collinstown Caravans Ltd.  
Airport Road,  
Dardistown,  
Cloghran,  
Co. Dublin**

Dún Scéine, Lána Fhearchair  
Baile Átha Cliath 2, D02 WT20

Dun Scéine, Harcourt Lane  
Dublin 2, D02 WT20

t Oí 879 8300

info@nationaltransport.ie  
www.nationaltransport.ie

**Plot List: 1090(1).1d, 1090(2).2d**

**Thursday 18th May 2023**

**RE: Swords to City Centre Core Bus Corridor Scheme  
Compulsory Purchase Order 2023**

Dear Sir/Madam,

The National Transport Authority has submitted an application under Section 51 of the Roads Act 1993 (as amended) in relation to the Swords to City Centre Core Bus Corridor Scheme to An Bord Pleanála and will be submitting the associated application for confirmation of the Swords to City Centre Core Bus Corridor Scheme Compulsory Purchase Order 2023 (CPO) in the coming days. You have been identified as an owner, lessee, or occupier of, or have rights over or an interest in land referred to in the Compulsory Purchase Order.

A number of documents relating to the compulsory purchase order application are enclosed for your attention. These comprise the following:

- Statutory landowner/interested party notice;
- Extracts from the Schedules to the CPO describing the location and extent of the impacted lands and/or rights relating to you;
- Server map(s) showing the location and extent of the impacted land(s) and/or rights; and
- A copy of the National Transport Authority privacy statement.

We recommend that you consider these enclosures carefully.

**Important Note:** Many of you who receive this letter are owners, lessees or occupiers of portions of multi-occupancy buildings, such as apartment buildings. Please note that there is no intention to acquire the building itself. The buildings themselves will not be directly affected by the CPO. The extents of the CPO are shown on the maps provided.

Further information relating to the Swords to City Centre Core Bus Corridor Scheme including a copy of the Environmental Impact Assessment Report, Natura Impact Statement and CPO documentation can be found at the National Transport Authority website for the Swords to City Centre Core Bus Corridor Scheme at:

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

If you have any questions or queries in relation to the above or the information attached, please contact us at 1800 303 653 or at [property@busconnects.ie](mailto:property@busconnects.ie).

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'Aidan Gallagher', written in a cursive style.

Aidan Gallagher

Head of BusConnects Dublin Infrastructure  
National Transport Authority





**Údarás Náisiúnta Iompair**  
National Transport Authority

National Transport Authority

Údarás Náisiúnta Iompair

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

**FORM OF NOTICE OF THE MAKING OF A COMPULSORY PURCHASE ORDER  
UNDER SECTION 76 OF AND THE THIRD SCHEDULE TO THE HOUSING ACT  
1966, AS EXTENDED BY SECTION 10 OF THE LOCAL GOVERNMENT (No. 2)  
ACT 1960, TO BE SERVED ON OWNERS, LESSEES AND OCCUPIERS IN  
ACCORDANCE WITH ARTICLE 4(b) OF THE THIRD SCHEDULE TO THE  
HOUSING ACT 1966 AS AMENDED BY THE PLANNING AND DEVELOPMENT  
ACT 2000 (AS AMENDED) AND UNDER SECTION 213 OF THE PLANNING AND  
DEVELOPMENT ACT 2000 (AS AMENDED), SECTION 184 OF THE LOCAL  
GOVERNMENT ACT 2001 AND SECTION 44 OF THE DUBLIN  
TRANSPORT AUTHORITY ACT 2008 (AS AMENDED)**

**COMPULSORY ACQUISITION OF LAND**

**“Swords to City Centre Core Bus Corridor Scheme  
Compulsory Purchase Order 2023”**



**To: Collinstown Caravans Ltd.**  
**Of: Airport Road,**  
**Dardistown,**  
**Cloghran,**  
**Co. Dublin**

**Plot List: 1090(1).1d, 1090(2).2d**

1. The National Transport Authority (hereinafter referred to as the "NTA") in exercise of the powers conferred upon them by Section 76 of the Housing Act, 1966, and the Third Schedule thereto, as extended by Section 10 of the Local Government (No. 2) Act, 1960 (as substituted by Section 86 of the Housing Act, 1966), amended by the Planning and Development Act 2000 (as amended) and under section 213 of the Planning and Development Act 2000 (as amended), Section 184 of the Local Government Act 2001 and Section 44 of the Dublin Transport Act 2008 (as amended), have made an order entitled as above which is about to be submitted to An Bord Pleanála (hereafter the "Board") for confirmation.

2. If confirmed, the order will authorise the NTA to acquire compulsorily the land and/or rights described in Part I, Part II and Part IV (Section A) of the Schedule and to extinguish, restrict and/or otherwise interfere with the public rights of way in Part III of the Schedule, restrict and/or otherwise interfere with the private rights in Part IV (Section B) and to temporarily restrict or interfere with the private rights in Part IV (Section C) of the Schedule thereto for the purposes of the construction of the Swords to City Centre Core Bus Corridor Scheme together with all ancillary and consequential works associated therewith for the purposes of facilitating public transport. The Swords to City Centre Core Bus Corridor Scheme will commence south of Swords at Pinnock Hill Junction and travel in a southerly direction along the R132 Swords Road past Airside Retail Park, Dublin Airport and Santry Park. The route will continue on the R132 past Santry Demesne, where the Swords Road joins the R104 at Coolock Lane. The route will continue on the R132 in a southerly direction through Santry village. It will continue along the Swords Road past Whitehall to Griffith Avenue. The route will follow Drumcondra Road Upper past the DCU St Patrick's Campus to the river Tolka. It will continue through Drumcondra, on Drumcondra Road Lower to Binns Bridge on the Royal Canal. From there it will continue on Dorset Street Lower as far as Eccles Street, from where it will continue on Dorset Street Upper to North Frederick Street and Parnell Square, all in the County of Dublin and within the Fingal County Council (FCC) and Dublin City Council (DCC) administrative areas.



3. A copy of the order and of the maps referred to in it may be seen at:

**National Transport Authority  
Dún Scéine  
Harcourt Lane  
Dublin 2D02 WT20**

**Opening Hours  
Monday to Friday 09:15 to 16:00**

**An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902**

**Opening Hours  
Monday to Friday 09:15 to 17:30**

on working days during the opening hours listed above from **Tuesday 23rd May 2023 to Tuesday 18th July 2023.**

4. A copy of the Order and map is also available for inspection and downloading on the National Transport Authority website for the Swords to City Centre Core Bus Corridor Scheme at:  
[www.swordsscheme.ie](http://www.swordsscheme.ie)

5. The Housing Act, 1966, as amended, provides that if an objection is made to the proposed compulsory acquisition of land, the land in respect of which an objection is duly made by any of the persons upon whom notices of the making of the order are required to be served shall not be acquired compulsorily unless the Board makes an order to confirm the compulsory purchase order, unless:-

- (a) the objection is withdrawn, or
- (b) the Board is satisfied that the objection relates exclusively to matters which can be dealt with by the arbitrator by whom the compensation may have to be assessed.

6. The Board cannot, however, confirm: -

- (a) a compulsory purchase order in respect of the land if an objection is made in respect of the acquisition by an owner, lessee or occupier of the land, and not withdrawn;
- (b) an order which authorises the extinguishment of, restriction, or interference with a public right of way if there is an objection to the extinguishment, restriction or interference with a public right of way, which is not withdrawn;
- (c) an order which authorises the acquisition, restriction or interference with a private right if there is an objection to the acquisition, restriction or interference with the private right by an owner, lessee or occupier of the private right which is not withdrawn,

until it has considered the objection.

7. An Bord Pleanála has an absolute discretion under Section 218 of the Planning and Development Act 2000 (as amended) to hold an oral hearing.

8. Before making its decision on an application to confirm the Compulsory Purchase Order, the Board must consider any objection made and not withdrawn, any additional submissions or



observations made pursuant to a request by the Board under Section 217A of the Planning and Development Act 2000 (as amended) and any report of the person who held the oral hearing, if such an oral hearing takes place.

9. Any objection to the Order must state in writing the grounds of objection and be sent addressed to An Bord Pleanála (Strategic Infrastructure Division), 64 Marlborough Street, Dublin 1, D01 V902, so as to reach the said Board before 5:30pm on the 18th day of July 2023.

10. An Environmental Impact Assessment Report, and a Natura Impact Statement have been prepared in respect of the development which it is proposed to carry out on the land for which separate public notice has been given. Copies of the Environmental Impact Assessment Report and a Natura Impact Statement are available for inspection at:

<p><b>National Transport Authority Dún Scéine Harcourt Lane Dublin 2D02 WT20</b></p> <p><b>Opening Hours Monday to Friday 09:15 to 16:00</b></p>
--

<p><b>An Bord Pleanála 64 Marlborough Street Dublin 1 D01 V902</b></p> <p><b>Opening Hours Monday to Friday 09:15 to 17:30</b></p>
--

on working days during the opening hours listed above from **Tuesday 23rd May 2023 to Tuesday 18th July 2023** and at the National Transport Authority website for the Swords to City Centre Core Bus Corridor Scheme at [www.swordsscheme.ie](http://www.swordsscheme.ie) and can be purchased at the offices of the National Transport Authority at:-

National Transport Authority  
Dún Scéine  
Harcourt Lane  
Dublin 2

Submissions or observations in relation to (i) the likely effects on the environment of the proposed development, (ii) the implication of the proposed development for proper planning and sustainable development in the area in which it is proposed to situate the proposed development and (iii) the likely significant effect of the proposed development on European Sites, may be made in writing to the Board before 5:30pm on the 18th day of July 2023. Evidence in relation to (i) the likely effects on the environment of the proposed development, (ii) the implication of the proposed development for proper planning and sustainable development in the area in which it is proposed to situate the proposed development and (iii) the likely significant effects of the proposed development on European Sites may be heard at any oral hearing, that may take place.



11. The Board has an absolute discretion at any time before making its decision to request further submissions or observations in relation to the proposed development and/or to hold meetings with the NTA in relation to the proposed development in accordance with Section 217A of the Planning and Development Act 2000 (as amended).

12. The Board, if it thinks fit, may confirm the compulsory acquisition or any part thereof, with or without conditions or modifications, or to annul the compulsory acquisition or any part thereof.

13. If no objection is received to the proposed compulsory acquisition of land, the objection is withdrawn or the Board is satisfied that the objection related exclusively to matters which can be dealt with by the arbitrator by whom the compensation may have to be assessed, the Board shall inform the NTA, which may then confirm the Order with or without modification, or refuse to so confirm it.

14. If land to which the order, as confirmed by either the Board or the NTA, relates is acquired by the NTA, compensation for the land will be assessed in respect of the acquisition as the value of the land at the date that the relevant notice to treat is served.

15. In the opinion of the NTA, no part of the land in which you have an interest consists of a house or houses which is/are unfit for human habitation and not capable of being rendered fit for human habitation at reasonable expense. If the land to which the Order relates is acquired by the NTA, compensation will be assessed in accordance with Part II of the Fourth Schedule to the Housing Act 1966, and the provisions of the Acquisition of Land (Assessment of Compensation) Act 1919 as amended by the Acquisition of Land (Reference Committee) Act 1925, the Property Values (Arbitrations and Appeals) Act 1960 and the Local Government (Planning and Development) Act 1963 (as applied by Section 265(3) of the Planning and Development Act 2000), subject to the modifications contained in the Third Schedule to the Housing Act 1966.

16. Any dispute in relation to compensation shall be referred to and be determined by a property arbitrator appointed under the Property Values (Arbitrations and Appeals) Act, 1960.

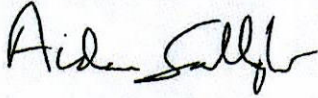
17. A claimant for compensation may, at any time after the expiration of fourteen days from the date on which the relevant notice to treat is served, send to the Secretary, the Reference Committee, Four Courts, Dublin, and application in writing for the nomination of a property arbitrator for the purpose of determining the compensation to be paid. The application should be made in accordance with the Property Values (Arbitrations and Appeals) Rules, 1961 (S.I. 91 of 1961).

18. An extract of the Compulsory Purchase Order Schedule and Map indicating lands in which you may have an interest is attached.



19. If you have any questions or queries in relation to the above or attached map, please contact us at 1800 303 653 or at [property@busconnects.ie](mailto:property@busconnects.ie).

Dated this Thursday 18th May 2023.



**Aidan Gallagher**

**Head of BusConnects Dublin Infrastructure  
National Transport Authority**





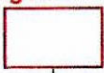






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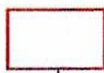
**Legend:**



LANDS BEING PERMANENTLY ACQUIRED\*

\* SCHEDULE PART I (Shaded in Grey)

1001(1).1d



LANDS BEING TEMPORARILY ACQUIRED\*\*

\*\*SCHEDULE PART II (Shaded in Grey)

1001(2).2d



Public rights of way extinguished listed in SCHEDULE PART II

**NTA**

National Transport Authority

Údarás Náisiúnta Iompair  
National Transport Authority

**Swords to City Centre  
Core Bus Corridor Scheme  
Compulsory Purchase Order 2023  
Land Acquisition Map**



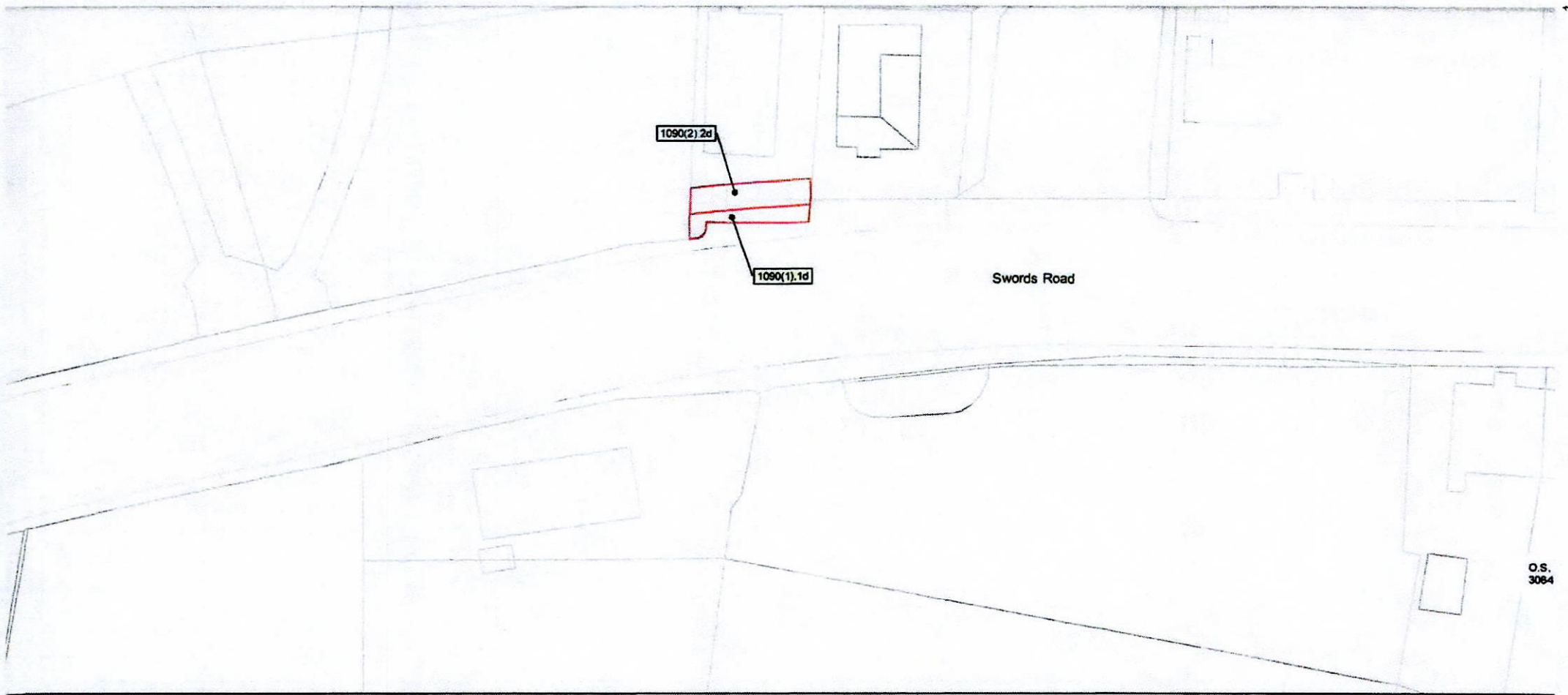
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Public rights of way to be restricted or otherwise interfered with listed in the SCHEDULE PART III (Section A)	Public rights of way to be restricted or otherwise interfered with listed in the SCHEDULE PART III (Section B)	Public rights of way to be restricted or otherwise interfered with listed in the SCHEDULE PART III (Section B)	Private rights to be acquired listed in the SCHEDULE PART IV (Section A)	Private rights to be restricted or otherwise interfered with listed in the SCHEDULE PART IV (Section B)	Private rights to be restricted or otherwise interfered with listed in the SCHEDULE PART IV (Section B)	Private rights to be temporarily restricted or otherwise interfered with listed in the SCHEDULE PART IV (Section C)

Rev.	Date	Description	Appr.
M01	09/05/23	ISSUED FOR PLANNING APPLICATION	SN

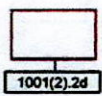
Lands to be Compulsorily Acquired Server Map			
<small>Copyright © Carabris Ltd</small>			
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Checked: IL	Date: 09/05/23		
Approved: SN			



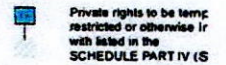
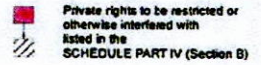
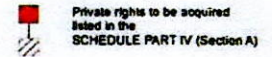
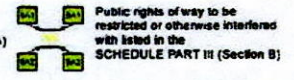
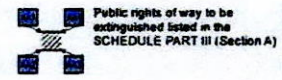


O.S.  
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LANDS BEING PERMANENTLY ACQUIRED\*  
SCHEDULE PART I (Shaded in Grey)



LANDS BEING TEMPORARILY ACQUIRED\*\*  
SCHEDULE PART II (Shaded in Grey)



National Transport Authority  
Aontas Iompair  
Transport Authority

**Swords to City Centre  
Core Bus Corridor Scheme  
Compulsory Purchase Order 2023  
Land Acquisition Map**

Rev	Date	Description	Appr
M01	09/05/23	ISSUED FOR PLANNING APPLICATION	SM

Lands to be Compulsorily Acquired Server Map		
Designated SK	File Name	Drawing No
Drawn: SM	6C008-CPO-PDV_SP-0002_XX_09-09-00-0111	0002-SM-0111
Checked: JL	Scale: 1:500 (A3)	
Approved: SM	Date: 09/05/23	



## National Transport Authority

### Privacy Notice for BusConnects Dublin

This Privacy Notice is issued by the National Transport Authority of Dún Scéine, Iveagh Court, Harcourt Lane, Dublin 2 ("NTA", "we", "us", "our").

The BusConnects initiative aims to develop the current bus service network in Dublin to ensure that it can meet increasing public transport needs ("BusConnects Dublin"). In order to build the infrastructure which is required by BusConnects Dublin, it will be necessary for the NTA to acquire certain lands by agreement or by means of compulsory purchase order ("CPO") under section 44(1)(c) of the Dublin Transport Act 2008, as amended.

The purpose of this notice is to inform you of the data relating to you that we may collect and use in connection with any acquisition or potential acquisition of land which is required to deliver BusConnects Dublin (an "Acquisition") and the uses (including disclosures to third parties) we may make of such data.

If you have any questions about our use of your personal data, please contact us at [privacy@nationaltransport.ie](mailto:privacy@nationaltransport.ie) or you can contact our Data Protection Officer at [privacy@nationaltransport.ie](mailto:privacy@nationaltransport.ie).

#### **Personal Data that we Collect and Process**

We will collect and process personal data relating to you that you or other people with an interest in the relevant lands provide to us in connection with an Acquisition. We will also collect and process personal data relating to you from publicly available sources such as the Property Registration Authority of Ireland, Land Registry and the Registry of Deeds.

This personal data may include:

- your name and contact details, including your address, phone number and email address;
- your interest in the lands which may be the subject of an Acquisition (the "Lands") (e.g. owner, reputed owner, occupier, reputed occupier etc.);
- details of the Lands including, for example, spatial location, boundary details and folio number (where applicable);
- where applicable, details of any lease or any other interest in the Lands; and
- any other personal data relating to you that you provide to us or that we generate about you in connection with an Acquisition.



## **Purposes of Processing and Legal Bases**

We will use personal data relating to you for the purposes of:

- a) compiling CPO documentation in order to make the CPO and submit same to An Bord Pleanála for confirmation, in which case the legal bases are that it is necessary:
  - i. for the performance of tasks that we carry out in the public interest and the exercise of official authority vested in us by law, including Section 44(1)(c) of the Dublin Transport Authority Act 2008, as amended; and
  - ii. for compliance with the legal obligation that applies to us under the Housing Act 1966 (as amended) and the Planning and Development Act 2000 (as amended) to detail the lands as well as the owners, lessees and occupiers of those lands in the CPO;
- b) publishing details relating to the relevant CPO in a newspaper, in which case the legal basis is that this is necessary to comply with a legal obligation that applies to us under Article 4(a) of the Third Schedule to the Housing Act 1966 (as amended);
- c) publishing the details relating to the relevant CPO on the NTA's website, in which case the legal basis is that it is necessary for the performance of tasks that we carry out in the public interest and the exercise of official authority vested in us by law, including Section 44(1)(c) of the Dublin Transport Authority Act 2008 (as amended);
- d) processing submissions received by the NTA from impacted property owners during a consultation process with us, in which case the legal basis is that it is necessary for the performance of tasks that we carry out in the public interest and the exercise of official authority vested in us by law, including Section 44(1)(c) of the Dublin Transport Authority Act 2008 (as amended);
- e) creating a database to log and manage details of Lands, owners, tenancies, and correspondence and transactions with owners and/or tenants, in which case the legal basis is that this is necessary for the performance of tasks that we carry out in the public interest and the exercise of official authority vested in us by law, including Section 44(1)(c) of the Dublin Transport Authority Act 2008, as amended;
- f) making an Acquisition in which case the legal basis is that it is necessary for the performance of tasks that we carry out in the public interest and the exercise of official authority vested in us by law, including Section 44(1)(c) of the Dublin Transport Authority Act 2008, as amended;
- g) corresponding with you, in which case that the legal bases are that it is necessary:
  - i. for the performance of tasks that we carry out in the public interest and the exercise of official authority vested in us by law, including Section 44(1)(c) of the Dublin Transport Authority Act 2008, as amended;
  - ii. for the performance of our contract with you (in circumstances where an Acquisition will be effected by a contract);



- h) calculating and making payments to you in respect of an Acquisition in which case that the legal bases are that it is necessary:
- i. for the performance of tasks that we carry out in the public interest and the exercise of official authority vested in us by law, including Section 44(1)(c) of the Dublin Transport Authority Act 2008, as amended;
  - ii. for compliance with the legal obligations that applies to us under the Housing Act 1966 (as amended) and the Acquisition of Land (Assessment of Compensation) Act 1919 (as amended); and
- i) establishing, exercising or defending legal claims, in which case the legal bases are that it is necessary:
- i. for the performance of tasks that we carry out in the public interest and the exercise of official authority vested in us by law, including Section 44(1)(c) of the Dublin Transport Authority Act 2008, as amended
  - ii. to comply with our obligations under applicable law, including common law obligations regarding dealing with legal claims.

#### **Recipients of Data**

We may disclose your personal data to other people and organisations in connection with the above purposes, including:

- statutory agencies, where required or permitted by law as part of the statutory planning process, including An Bord Pleanála and relevant local authorities;
- outsourced property referencing providers, including the CIÉ Group Property Management department ;
- other third parties who we engage to provide services to us, such as outsourced service providers, IT services providers, professional advisers and auditors;
- other public authorities and bodies where required or permitted by law, such as An Garda Síochána, for the purposes of the prevention, investigation or detection of crime; and
- members of the public where we are required to make information publicly available under applicable law.



### **Retention**

We will not hold your personal data for longer than is necessary. We retain your personal data for as long as we need it for the purposes described in this Notice, or to comply with our obligations under applicable law and, if relevant, to deal with any claim or dispute that might arise between you and us.

The NTA has determined that:

- Compulsory Purchase Order documentation shall be retained for 3 years after completion of all Acquisitions for BusConnects Dublin;
- copies of contracts shall be retained up until all Acquisitions are complete and for 13 years from the expiration of the contract; and
- original contracts shall be retained indefinitely.

### **Transfers Abroad**

In connection with the above, the NTA may transfer your personal data outside the European Economic Area (EEA) to the United Kingdom, which is a jurisdiction that is recognised by the European Commission as providing for an equivalent level of protection for personal data as is provided for in the European Union. This is solely for the purposes of the operation of the scheme specific website (and not for direct marketing purposes).

If and to the extent that the NTA transfers your personal data outside of the EEA to any jurisdiction which is not recognised by the European Commission as providing for an equivalent level of protection for personal data as is provided for in the European Union, we will ensure that appropriate measures are in place to comply with our obligations under applicable law governing such transfers. These may include entering into a contract governing the transfer that contains the 'standard contractual clauses' approved for this purpose by the European Commission. If you would like to receive further details of the measures that we have taken in this regard, please contact us at [privacy@nationaltransport.ie](mailto:privacy@nationaltransport.ie).



## Your rights

You have the following rights, in certain circumstances and subject to certain restrictions, in relation to your personal data:

- **Right to access the data** - You have the right to request a copy of the personal data that we hold about you, together with other information about our processing of that personal data.
- **Right to rectification** - You have the right to request that any inaccurate data that is held about you is corrected, or if we have incomplete information you may request that we update the information such that it is complete.
- **Right to erasure** - You have the right to request us to delete personal data that we hold about you. This is sometimes referred to as the right to be forgotten.
- **Right to restriction of processing or to object to processing** - You have the right to request that we no longer process your personal data for particular purposes, or to object to our processing of your personal data for particular purposes.
- **Right to data portability** - You have the right to request us to provide you, or a third party, with a copy of your personal data in a structured, commonly used machine readable format.

Please note that these rights are not absolute, and are subject to certain restrictions and exemptions. For example, the right to erasure of personal data will not apply where we have a legitimate interest to hold such data and we may continue to process your personal data, despite an objection by you, where we have compelling legitimate grounds for the processing which override your interests, rights and freedoms.

If you wish to exercise any of the rights set out above, please contact us at [privacy@nationaltransport.ie](mailto:privacy@nationaltransport.ie) or you can contact our Data Protection Officer at [privacy@nationaltransport.ie](mailto:privacy@nationaltransport.ie).

## Updates

We may occasionally update this policy. We encourage you to periodically review this policy for the latest information on our privacy practices at [www.busconnects.ie](http://www.busconnects.ie).

## Complaints

If you are not happy with the way we are using your personal data or how we facilitate your rights or comply with our obligations under applicable data protection law, you have the right to make a complaint to the Data Protection Commission by using the online web-form available here: <https://forms.dataprotection.ie/contact>

# **Collinstown**

business park

## APPENDIX 2

### **Collinstown Business Park**

T/A Collinstown Caravans Limited

WF-71037224-v1 | 028665 0001  
Old Airport Road, Cloghran, Co. Dublin

Telephone: (01) 842 8566 Fax: (01) 842 8790 e-mail: collinstownbusinesspark@hotmail.com  
VAT No. IE 9/Y/48957S Registered in Ireland No. 032024 Directors: B. Collins (Managing) C. Collins (Secretary)





## Stephen Reid Consulting

Traffic and Transportation

21 The Oaks, Ridgewood, Swords, Co Dublin, K67 WK79

tel: [REDACTED] e-mail: [stephenreid@stephenreidconsulting.com](mailto:stephenreid@stephenreidconsulting.com) web: [www.stephenreidconsulting.com](http://www.stephenreidconsulting.com)

15 July 2023

Collinstown Caravans Limited  
Old Airport Road  
Dardistown  
Dublin  
K67 C7D0

Ref: Projects/Collinstown, Swords Road – Bus Connects

By email

Dear Sirs

**Traffic Consultant Review of NTA Bus Connects Project Proposals, Swords to City Centre and Impact on:  
Plot List: 1090(1).1d, 1090(2).2d – Collinstown Caravans Limited**

### 1. Background

Further to your instruction, Stephen Reid Consulting Traffic & Transportation Ltd (SRC) have undertaken a review of the NTA Bus Connects Core Bus Corridor Scheme - Swords to City Centre, and with reference to the roads and traffic aspects of the Environmental Impact Assessment Report (EIAR) and associated General Arrangement drawings, pertaining to the vicinity of the above referenced Compulsory Purchase Order (CPO) plot which can be described as the footpath, boundary wall and part of the front garden and entrance to a dwelling on the Swords Road, located to the north of the Collinstown Business Park access junction.

SRC note that while you welcome the general objective of the NTA to improve bus, cycling and walking infrastructure, there are serious concerns with the impact of the proposed CPO - which are referenced on the NTA documents as a "Permanent Land Acquisition" in the case of Plot 1090(1).1d, and a "Temporary Land Acquisition" in the case of Plot 1090(2).2d on the access and frontage of the dwelling on the lands in your Company's ownership.

Further to this SRC has carried out this overview of the available documents and drawings on the NTA Bus Connects website for this section of the proposed scheme to establish the scope and scale of construction stage impacts and future operational impacts due to the proposed scheme.

### 2. Current BusConnects Proposals

The current Bus Connects proposals are illustrated in a series of drawings for this section of the route. General Arrangement Sheet 13 of 37 illustrates this section of the Swords Road. An extract of Sheet 13 of 37 is illustrated in the following Figure 1 (relevant area is circled blue) and the full Sheet 13 of 37 is appended to this document for your information.

There is a solid red line referenced in the drawing legend as the 'Site Boundary Line' which generally follows the back of footpath/property boundary interface, while a dashed red line extends eastwards into the frontage of the dwelling (to the rear of the solid red line, encompassing an area approximately 3m deep into the front garden



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area across the entire road frontage from the existing back of footpath/property boundary interface. This area is hatched green on the drawing and the legend on the General Arrangement drawing Sheet 13 of 37 refers to hatched area this as "grass area/verge".

The area encompassed between the solid red line and the dashed red line is referenced as a 'Temporary Land Acquisition' and this appears to match the plot list red line on the proposed CPO maps, which are called up as 'Lands Being Temporarily Acquired'. It is noted that there are inconsistencies between the General Arrangement Plan and the Deposit Map relating to the shape and size of the dwelling on your land and also that of the dwelling directly to the south of your land. The south east corner of the dwelling appears to be 1.5 metres closer to the CPO red line on the Deposit Map than on the General Arrangement plan, and this inconsistency needs to be clarified and resolved by the NTA.

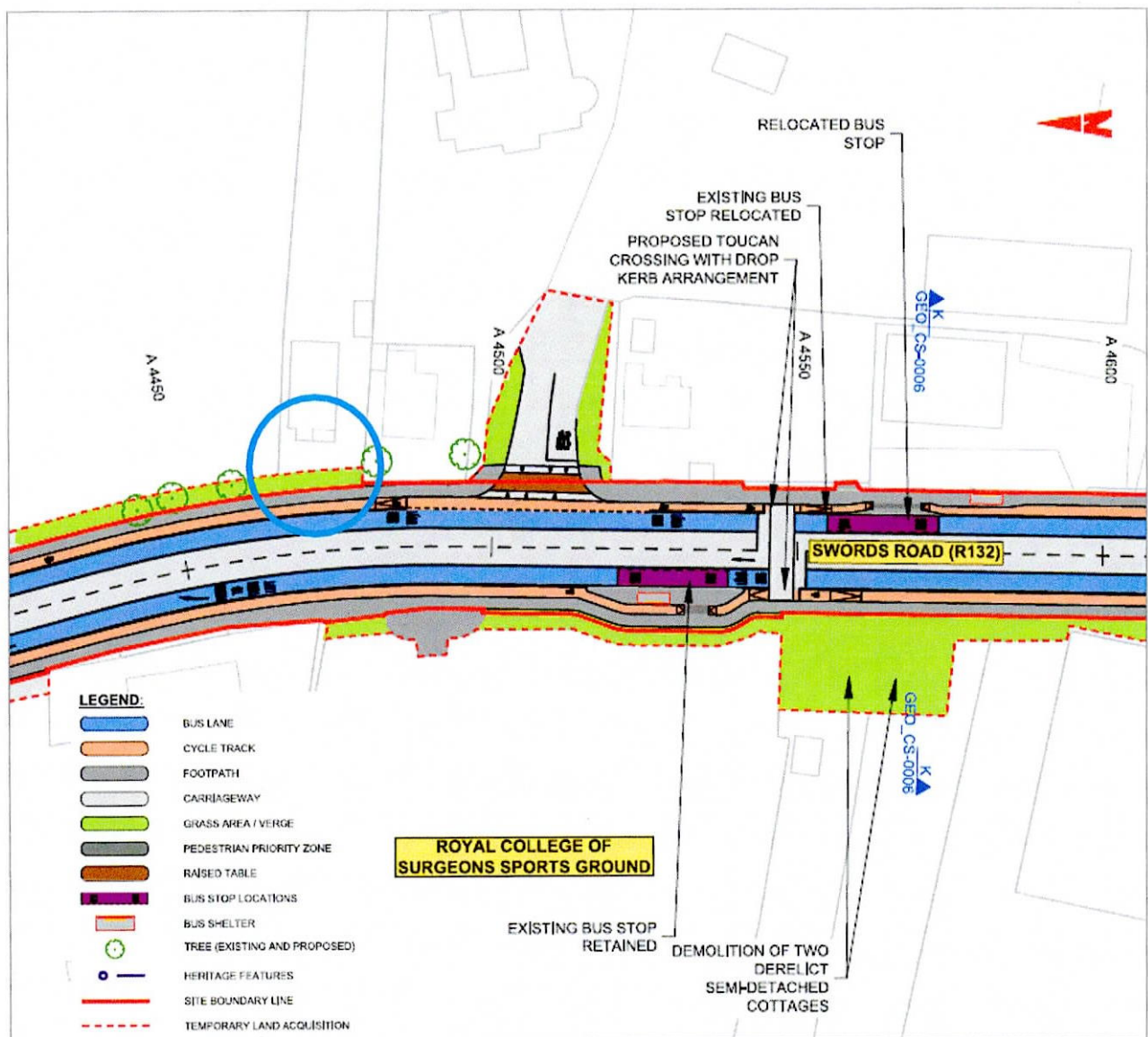


Figure 1: Extract of Sheet 13 of 37 'Swords to City Centre Core Bus Corridor Scheme - General Arrangement' (source: [www.busconnects.ie](http://www.busconnects.ie), downloaded July 2023)





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From a review of the EIAR documents and associated drawings the reference to lands being “temporarily acquired” is widely utilised within these documents and drawings.

SRC would submit that it is commonly and generally understood that a temporary acquisition for an infrastructure project would mean the requirement for the land by the scheme promoter is temporary in nature and solely for the purpose of construction works (such as safe working room, site compounds or marshalling areas, or for temporary diversion of utilities, roads or footpaths or in order to build structures such as boundary treatments or retaining walls which require ingress into the lands to the rear of the finished scheme. After these construction works are completed and the area of the construction site is demobilised the land would have to be reinstated to its former condition, or where any changes are made these should be by agreement before the land is returned to the landowner.

What is illustrated on the drawing Sheet 13 of 37 is a setback of the existing boundary wall to accommodate a grass landscaping verge area to the rear of the footpath and this extends across the entire Swords Road frontage of the dwelling and your ownership. The impact of implementing the proposal shown on the NTA drawing would extinguish any access - vehicular or pedestrian - to the property from the Swords Road, as there is no allowance in the design proposal to accommodate an access point/entrance gate to the property.

Note below that the plot referenced in the NTA correspondence, schedule and mapping identified as permanent land acquisition with plot reference 1090(1).1d is a portion of the existing public footpath and therefore there would be no issue with this part being acquired permanently as it is part of the de facto public footpath and within the current taken in charge area.

However, from a cross referencing of the plot reference 1090(2).2d (identified as a temporary land acquisition) and the proposal on General Arrangement Sheet 13 of 37, it is clear that the introduction of a setback boundary to accommodate a circa 3 metre wide grass verge to the rear of the footpath would result in that temporary CPO plot being on the road side of the property boundary feature in the future and therefore unusable to the property owner, and as such if it is to be subject to a CPO it would have to be a permanent acquisition.

The impact of the proposal and the resultant setback of the boundary to accommodate the landscaping/verge area across the frontage of your property would also mean that even if the NTA were to agree to amend the proposal to include a vehicular access point across the verge area to a gate positioned on the line of the new setback boundary wall, the frontage garden area would be reduced and this could impact on the in-curtilage space available for a vehicle to enter and exit from the property in forward gear, necessitating difficult manoeuvres within the site and/or reversing in or out of the setback gate position across the footpath and cycle path.

SRC also notes that as the current design indicates a kerbed cycle path across the property frontage, there would also need to be inclusion of a dropped kerb or bevel kerb in line with the existing/future access gate to allow vehicles to safely access/egress on Swords Road.

It is disingenuous for the NTA to submit that plot 1090(2).2d is a temporary acquisition when they are proposing wholesale changes to the lands in question including setting back the property boundary, omitting the vehicle access and are not proposing to reinstate the existing arrangements before returning the lands to the permanent owners.

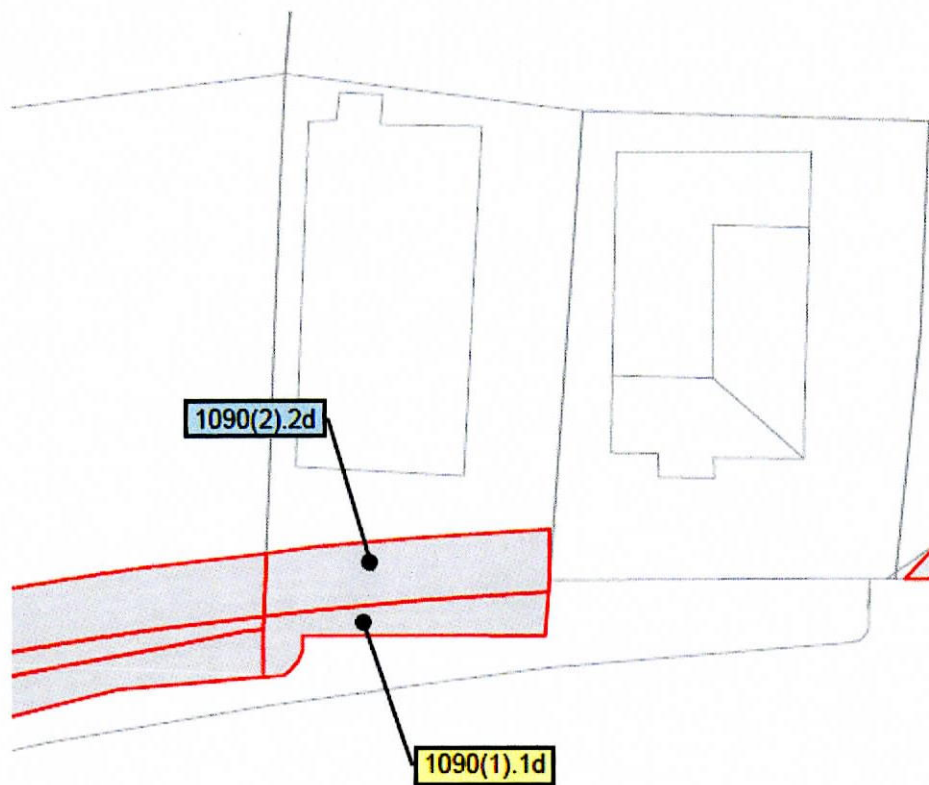


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**Figure 2: Extract of Sheet 13 of 29 Land Acquisition Map  
'Swords to City Centre Core Bus Corridor Scheme – Compulsory Purchase Order 2023'  
(source: [www.busconnects.ie](http://www.busconnects.ie), downloaded July 2023)**

From a review of the EIA documents, it is noted that this section of the Swords Road is identified as Section 2.c (extending southwards from Collinstown Cross to the Northwood Avenue junction, with a total length of 1.62 kilometres).

Clearly a construction start date is subject to the planning and tendering periods, so this is currently unknown. The overall project programme for the Swords to City Centre Core Bus Corridor is given in the EIA at Section 5.4 'Construction' in Volume 2 of the EIA as 36 months (3 Years) and the Section 2.c works are programmed for an 18-month period within that, starting at Q3 in Year 2 and ending at the end of Q4 in Year 3.

### 3. Summary and Conclusions

SRC have carried out this review of the NTA Bus Connects proposals for the Swords to City Centre Core Bus Corridor on your behalf as the owner of the plots in front of the dwelling house located to the north of the Collinstown Business Park on the east side of the Swords Road).

SRC submit that the current Bus Connects proposals on General Arrangement Sheet 13 of 37 which illustrate a circa 3 metre wide landscape verge to the rear of the existing footpath and new setback boundary are





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unacceptable as these will have a significant and detrimental impact on the dwelling, and as drafted will not only extinguish all access from the Swords Road, but the proposed setback of the frontage boundary to accommodate a verge external to the property (which should have been presented as a permanent acquisition) would result in a significant impact on the ability to drive into the site and turn a vehicle so that the vehicle can exit in forward gear across the footpath, cycle path onto the public road.

SRC trust this is all clear but if you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely

Stephen Reid CMILT

Managing Director

Stephen Reid Consulting Traffic and Transportation Limited

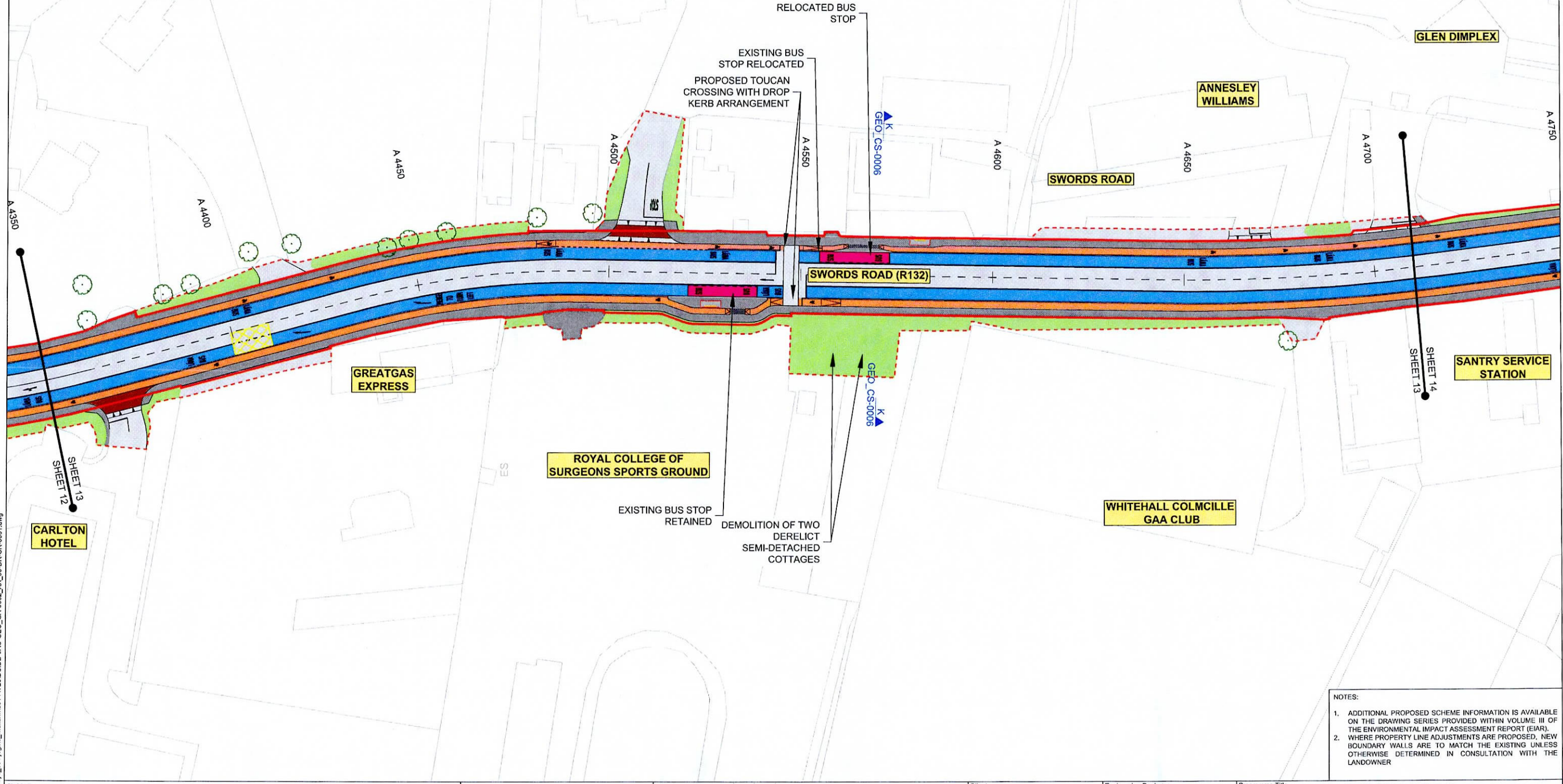
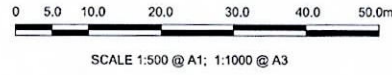
Appendix 1 - Copy of NTA Bus Connects – Swords to City Centre Core Bus Corridor General Arrangement Sheet 13 of 37

Appendix 2: Copy of NTA Bus Connects - Swords to City Centre Core Bus Corridor Scheme – Compulsory Purchase Order 2023 Sheet 13 of 29 Land Acquisition Map



**LEGEND:**

	BUS LANE
	CYCLE TRACK
	FOOTPATH
	CARRIAGEWAY
	GRASS AREA / VERGE
	PEDESTRIAN PRIORITY ZONE
	RAISED TABLE
	BUS STOP LOCATIONS
	BUS SHELTER
	TREE (EXISTING AND PROPOSED)
	HERITAGE FEATURES
	SITE BOUNDARY LINE
	TEMPORARY LAND ACQUISITION



- NOTES:**
- ADDITIONAL PROPOSED SCHEME INFORMATION IS AVAILABLE ON THE DRAWING SERIES PROVIDED WITHIN VOLUME III OF THE ENVIRONMENTAL IMPACT ASSESSMENT REPORT (EIA).
  - WHERE PROPERTY LINE ADJUSTMENTS ARE PROPOSED, NEW BOUNDARY WALLS ARE TO MATCH THE EXISTING UNLESS OTHERWISE DETERMINED IN CONSULTATION WITH THE LANDOWNER

**Disclaimer**

a. © National Transport Authority (NTA) 2022. This drawing is confidential and the copyright in it is owned by NTA. This drawing must not be either loaned, copied or otherwise reproduced in whole or in part or used for any purpose without the prior permission of NTA.

b. This drawing is to be used for the design element identified in the title block. Other information shown is to be considered indicative only. The drawing is to be read in conjunction with all other relevant design drawings.

c. O.S. data used for plans are printed under Ordnance Survey Ireland Government of Ireland. All rights reserved. Licence Number 2022/05. NTA, 180 National Transport Authority. All elevations are in metres and relate to OSI Geoid Model (OSGM15) Mean Head. All Co-ordinates are in Irish Transverse Mercator Grid (ITM) as defined by OSI active local GPS station.

d. Information concerning the position of apparatus shown on this drawing is based on drawings supplied by the utility owners and/or the utility works contractor, whilst every care has been taken in the preparation of this drawing, positions should be taken as approximate and are intended for general guidance only and no representation is made by the NTA as to the accuracy, completeness, sufficiency or otherwise of the drawing and the position of the apparatus. The information contained herein does not purport to be comprehensive or final as the apparatus is subject to being altered and/or suspended. Recipients should not rely on this information. Any liabilities are hereby expressly disclaimed.

e. The information contained herein has been provided by the NTA but does not purport to be comprehensive or final. Recipients should not rely on the information. Neither the NTA nor any of its directors, officers, employees, agents, stakeholders or advisers make any representation or warranty as to, or accept any liability or responsibility in relation to, the adequacy, accuracy, reasonableness or completeness of the information provided as part of this document or any matter on which the information is based (including but not limited to loss or damage arising as a result of reliance by recipients on the information or any part of it). Any liabilities are hereby expressly disclaimed.



Rev	Date	Drn	Chk'd	App'd	Description
M01	06/04/2023	FM	IL	HOS	ISSUE FOR PHASE 4: PLANNING

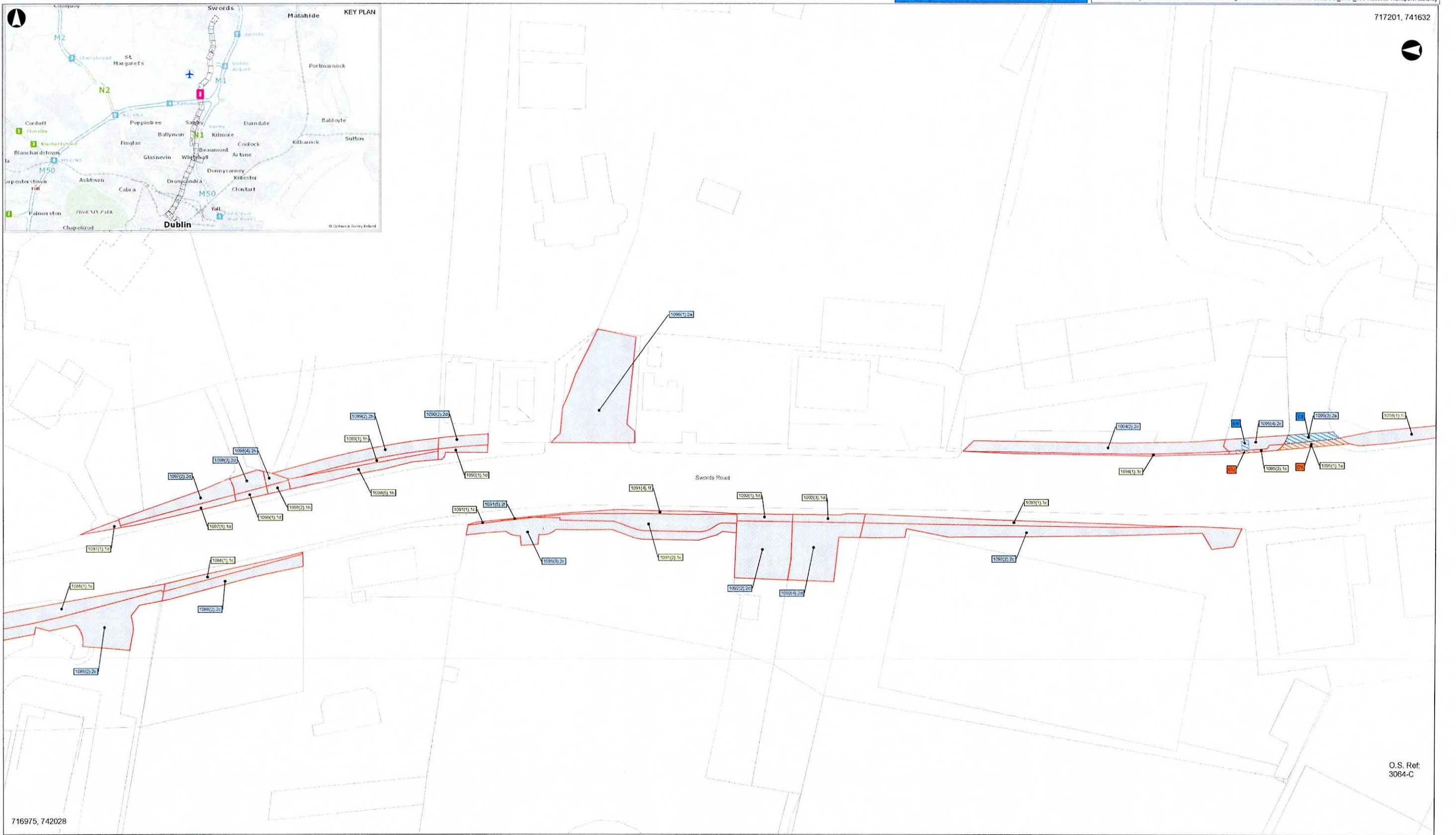
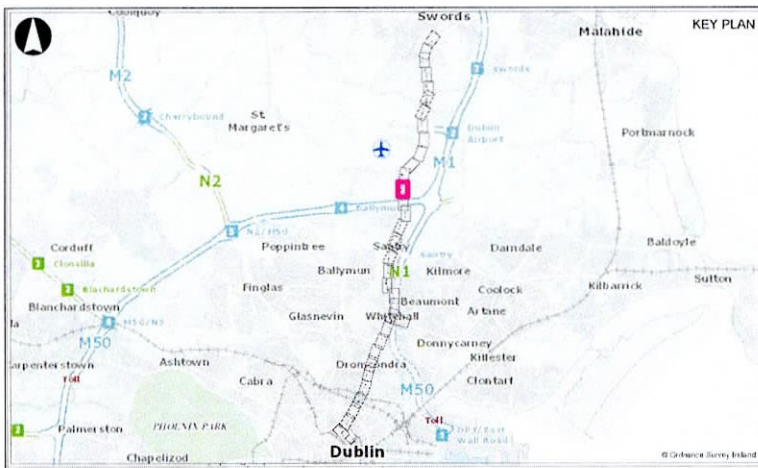
Date	Scale	Drawn	Checked
06/04/2023	1:500 @ A1 1:1000 @ A3	FM	IL
Project Code	Originator Code	OMS Code	
BCIDB	JAC		
Approved		HOS	

<b>Programme Title</b> BUSCONNECTS DUBLIN CORE BUS CORRIDORS INFRASTRUCTURE WORKS			
<b>Drawing Title</b> SWORDS TO CITY CENTRE CORE BUS CORRIDOR SCHEME GENERAL ARRANGEMENT			
Drawing File Name	Sheet Number	Status	Rev
BCIDB-JAC-GEO_GA-0002_XX_00-DR-CR-0013	13 of 37	A	M01

DO NOT SCALE USE FIGURED DIMENSIONS ONLY

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716975, 742028

O.S. Ref: 3064-C

**Legend:**

- LANDS BEING PERMANENTLY ACQUIRED: \* SCHEDULE PART I (Shaded in Grey)
- LANDS BEING TEMPORARILY ACQUIRED: \*\* SCHEDULE PART II (Shaded in Grey)
- Public rights of way to be extinguished listed in the SCHEDULE PART III (Section A)
- Public rights of way to be restricted or otherwise interfered with listed in the SCHEDULE PART III (Section B)
- Private rights to be acquired listed in the SCHEDULE PART IV (Section A)
- Private rights to be restricted or otherwise interfered with listed in the SCHEDULE PART IV (Section B)
- Private rights to be temporarily restricted or otherwise interfered with listed in the SCHEDULE PART IV (Section C)

Present when the seal of National Transport Authority is affixed here to  
 This \_\_\_\_\_ Day of \_\_\_\_\_ 2023

Member of the Authority

**Swords to City Centre  
 Core Bus Corridor Scheme  
 Compulsory Purchase Order 2023**

Sheet 13 of 29  
 Land Acquisition Map

Rev.	Date	Description	Appr.
M01	10/05/23	ISSUED FOR PLANNING APPLICATION	SN

**Lands to be Compulsorily Acquired  
 Deposit Map**

Sheet 13 of 29

Designed: SK	File Name: BCIDB-CPO-PDV_SI-0002_XX_00-DR-GG-0013	Drawing No.	Rev.
Drawn: SK	Scale: 1:500 (A1)	0002-DM-0013	M01
Checked: IL	Date: 10/05/23		
Approved: SN			

