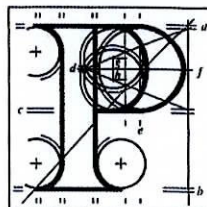


Our Case Number: ABP-317164-23



**An
Bord
Pleanála**

Juliana Boland & others
Nevinstown Lodge
Nevinstown
Swords
Co. Dublin
K67 K6H6

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 Wiczowska

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

Juliana and Patrick Joseph (Joe) Boland & Family , Nevinstown, Swords, Co Dublin

AN BORD PLEANÁLA
LDG- 06513A-23
ASP- 317164/23 + 317121-23
18 JUL 2023
Fee: € 50 Type: CPO
Time: 16:01 By: HAND

Juliana Moran Boland
Nevinstown Lodge
Nevinstown
Swords
Co Dublin
Ireland
K67 K6H6

Mob [REDACTED]
[REDACTED]

16th July 2023

The Secretary
An Bord Pleanala
Strategic Infrastructure Division
64 Marlborough Street
Dublin 1
D01 V902

RE: Case Ref. KA06D.317164
Swords To Dublin City Centre:
Swords to City Centre Core Bus Corridor Scheme, Compulsory Purchase Order 2023

Objections/Observations/Arguments re potential Compulsory Purchase Order Permanent and Temporary of Properties owned on the proposed Swords to City Centre Core Bus Corridor Scheme submitted by:

Juliana and Patrick Joseph (Joe) Boland and family
Nevinstown Lodge
Nevinstown
Swords
Co Dublin
K67 K6H6

Joe Boland Motor Salvage (Patrick Joseph Boland)
Nevinstown
Pinnock Hill
Swords
Co Dublin
K67 P788

Ref Details of Properties owned by Boland family to which CPO is applicable are referenced by National Transport Authority on submission as:

Juliana and Patrick Joseph (Joe) Boland & Family , Nevinstown, Swords, Co Dublin

Plot Lists:

1011(1).1c Joe Boland Motor Salvage (Patrick Joseph (Joe) Boland) business premises k67
P788 – Permanent Acquired – Front of premises

1011(2).2c Joe Boland Motor Salvage (Patrick Joseph (Joe) Boland) business premises K67
P788 – Temporarily Acquired – Front of premises

1007(1).2d Juliana and Patrick Joseph (Joe) Boland and Family – family home – Temporarily
Acquired – part of driveway

1008(1).2d Juliana and Patrick Joseph (Joe) Boland and Family – family home – Temporarily
Acquired – part of driveway/gateway at Orchard 1 K67 K8W6

Dear Sirs

This is the second time around for potential CPO and or disruption by Swords to City Centre Core Bus Corridor having previously been known as Bus Connects which we as a business and family home have been directly subjected to.

We currently have a good bus service, albeit a few extra services may be required during the rush hour periods in the morning and evening, with a dedicated bus lane (7 to 7 , 6 day week) running along the R132 with particular reference to the section between Pinnock Hill roundabout and Cloghran roundabout being the section along which our properties lie. Thereby leaving us a little perplexed as to why the current submission for works is needed.

The following points are of particular concern to us:

Access to properties via existing driveways/gateways during works and on completion of works:
Would we still have continuous, permanent access, right of way to enter and exit our properties?

Would we still have continuous, permanent access, right of way to enter and exit our properties north and south bound?

Would we still have continuous, permanent access, right of way to park our vehicles with particular reference to but not exclusive to Plot references

1011(1).1c

1011(2).2c

1007(1).2d

1008(1).2d

Would we still have continuous, permanent access, right of way to park outside our properties, outside of the current bus lane times of (7 to 7, 6 day week) ?

During works would there be a gates installed , by or on behalf of the NTA applicant, further within the properties to prevent access by uninvited guests. This is of particular concern as our family unit includes dogs. Without a gateway the dogs would not be able to enjoy their current freedom of the garden as there would be potential for them to run out onto the R132.

During works it appears that part of our garden wall /gateway pillars, could potentially be removed to facilitate works. Would/What safety feature would be installed again to ensure that there are no uninvited guests entering our properties and also to ensure that our dogs cannot get out onto the R132. Metal barriers would not be sufficient.

Access to properties by pedestrian and wheelchair access would be required at all times.

During works and on completion to ensure that there are no signage blocking views of oncoming traffic to facilitate safe entry and exit of our properties.

Bus stops: will there be any bus stops directly outside our properties. As there is now a 24 hour bus service along the stretch outside our properties the noise levels from people waiting at any potential bus stops would greatly impact our lives, with particular reference to our enjoyment of living spaces in the evening and bedrooms – sleep would be disrupted due to the noise of the bus engines and people waiting.

During works and on completion : that the works carried out are not on a 24/7 basis. Both my husband and son would often be in bed by 9pm – would works still be carried out at this time of night ?

Storm drains: There has been issues with the storm drains along the south and north bound section of the R132 collapsing, this has been an issue for many years and to be honest I gave up contacting FCC as they would not deal with the matter to permanently resolve the situation, with the north bound section outside the Texaco petrol station having been replaced only to collapse again. Would these be completely replaced with storm drains capable of carrying the extra weight of increased usage by extra buses of a heavier weight. The drains are currently collapsed and cause surface flooding, with the spray of water caused by the current bus level, splashed onto our properties.

Utilities: Would utilities be disrupted ? I would work from home at times, my husband would need Utilities in his business premises, my son is intending to go back to further studies, what solution would be put in place by NTA during periods of utility disruption and to ensure that adequate notice of disruption is given. 24 hours is not sufficient.

Will the NTA take full responsibility with the utility companies to ensure that any works needed to be carried out by the utility companies to repair any utilities damaged/interrupted by the works carried out on behalf of the NTA are fully paid for and dealt with directly by the NTA or their contractors/subcontractors working on their behalf. I mention this as a recent development near our properties has caused several down time period of Electricity supply which I have had to contact the Utility Company about to arrange call outs to have the supply fixed.

Restoration of property: will the NTA, immediately upon completion of the works affecting our properties directly, take full responsibility financially and physically to have the properties fully

Juliana and Patrick Joseph (Joe) Boland & Family , Nevinstown, Swords, Co Dublin

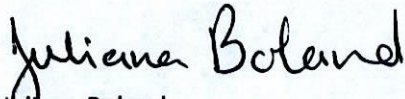
restored and or upgraded to our requirements and to reflect any construction requirements as may be needed due to the bus corridor alignment and intrusion and affect it may have on our properties?

As with any planning works/construction there may be things which we have not thought of at this time. The above does not exclude our right to have any other items which may come to light in the future dismissed as not having been included herein.

Whilst we are aware of the arbitration facility provided in CPO situations, nothing definite can be agreed unless a planning order is permitted. Even then the project may not go ahead. Arbitration is time consuming and costly (I do understand that financial assistance is provided however as with anything to do with consulting services these could go above and beyond any financial assistance that the NTA would be prepared to pay for) there is also the personal cost of our own time, taking time off work to deal with these matters, I have taken annual leave and my husband has closed his business at times for us to sit down and look at the various issues regarding this planning submission. My husband has had two (I think) meetings with NTA representative to get a clearer picture of what the works involved would be.

I thank you for giving us this opportunity to put our objections/observations/arguments to the Bord and wish you well in your considerations.

Yours sincerely



Juliana Boland

For and on Behalf of Juliana and Joe Boland and family