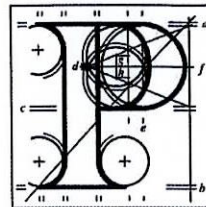


Our Case Number: ABP-317164-23
Your Reference: L&X Orchid Limited



**An
Bord
Pleanála**

Collins Crowley Solicitors
28 Bridge Street Lower
Citygate
Dublin 8
D08 Y03P

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 on behalf of your client, L&X Orchid Limited 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(ii) all objections made are subsequently withdrawn, or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,

Sarah Caulfield

Sarah Caulfield
Executive Officer
Direct Line: 01-8737287

CH03

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

Our Ref: SB/GOH NanNanLuo| LUO0004-1

COLLINS CROWLEY

SOLICITORS

28 Bridge Street Lower

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DX: 039

13 July 2023

URGENT

An Bord Pleanála
Strategic Infrastructure Division
64 Marlborough Street
Dublin 1
D01V902

AN BORD PLEANÁLA	
LDG- 065068-23	
ABP- 317164-23	
14 JUL 2023	
Fee: € _____	Type: _____
Time: _____	By: <i>post</i>

**Re SWORDS TO CITY CENTRE BUS CORRIDOR
COMPULSORY PURCHASE ORDER 2023
OUR CLIENT L&X ORCHID LIMITED**

Dear Sirs

With reference to the above matter we act on behalf of Nan Nan Luo the Director of the registered owner of a mixed commercial and residential unit at 254 Old Swords Road, Whitehall, Dublin 9.

A portion of our client's property, namely the front car parking area, is the subject of the within Compulsory Purchase Order and we hereby put you on notice of our clients strenuous objections to the proposed acquisition of the said portion of our client's property.

As stated the Unit is a mixed Commercial and Residential Unit with the Commercial Unit currently operating as a Beauty Salon. Parking in the area is extremely limited and therefore the provision of parking spaces for customers and indeed staff is vital to attracting customers to the business and to retaining staff.

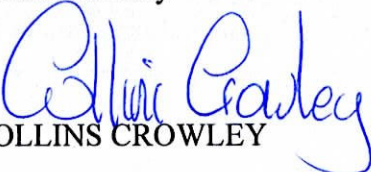
Accordingly, the rental value of the Commercial Unit as well as the market value of the actual property will deteriorate significantly if the car parking spaces are acquired for the use of a bus corridor.

In addition to this the property is the subject of a commercial charge in favour of Bank of Ireland and any such proposed acquisition resulting in the devaluation of the said property would require the Consent of our client's lender.

We therefore request that the within submissions made on behalf of our client be considered and such proposals to acquire such a valuable portion of our client's property be immediately withdrawn.

We await hearing from you.

Yours faithfully


COLLINS CROWLEY