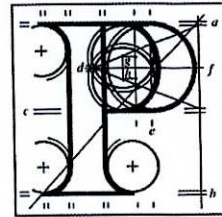


**Our Case Number:** ABP-317164-23

**Your Reference:** Menapia Car Hire Unlimited Company



**An  
Bord  
Pleanála**

Virtus  
5th Floor, Glass House  
11 Coke Lane  
Smithfield  
Dublin 7  
D07 WNP2

**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, Menapia Car Hire Unlimited Company in relation to the above-mentioned compulsory purchase order. As your client is 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- (ii) all objections made are subsequently withdrawn, or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

CH03

<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 Baile Átha Cliath 1 D01 V902	64 Marlborough Street Dublin 1 D01 V902
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<b>AN BORD PLEANÁLA</b>	
LDG-	065011-23
ABP-	317164-23
13 JUL 2023	
Fee: €	50 Type: c/c
Time:	14:42 By: <i>Hans</i>



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

13<sup>th</sup> July 2023

Dear Sir/Madam,

**BUSCONNECTS SWORDS TO CITY CENTRE CORE BUS CORRIDOR SCHEME (ABP REF: HA06D.317121) – SUBMISSION ON BEHALF OF MENAPIA CAR HIRE UNLIMITED COMPANY.**

Virtus is instructed by Menapia Car Hire Unlimited Company (hereafter Menapia) to submit this observation on their behalf in relation to the above application for the Swords to City Centre BusConnects Corridor Scheme (ABP Ref: HA06D.317121).

The deadline for submissions is 18<sup>th</sup> July 2023. The submission is accompanied by payment of €50.

Menapia owns land located on the east side of the R132, located just to the north of where the R132 passes beneath the M50 (**Figure 1**).

The proposed Busconnects scheme includes works along the R132 located west of the site and changes along the western boundary of our Client's lands (and CPO of some lands) are proposed. The land parcels of relevance are:

- 1056(1).1c (0.00078ha or 7.8m<sup>2</sup>) (proposed to be permanently acquired)
- 1056(2).1c (0.00028ha or 2.8m<sup>2</sup>) (proposed to be permanently acquired)
- 1059(1).1c (0.00579ha or 57.9m<sup>2</sup>) (proposed to be permanently acquired)
- 1056(3).2c (0.01129ha or 112.9m<sup>2</sup>) (temporarily acquired)
- 1059(2).2c (0.00046ha or 4.6m<sup>2</sup>) (temporarily acquired)
- 1059(3).2c (0.00058ha or 5.8m<sup>2</sup>) (temporarily acquired)

The Menapia lands are bound to the west by Swords Road R132 and to the south, east and north by industrial lands. The site is currently occupied by Altrad Generation who use the site for the specialised hire and sale of building site equipment.

The site is intensively used. A single storey building is located within the site to the east and the remainder of the site is used for the storage of materials. The boundary of the site along the R132, from which the site is accessed, comprises a robust and secure low block wall and security railings.

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The site's current use require access to the site at all times. The nature of materials on site also requires that the site is secure at all times. It is key that access and security is maintained throughout and after the Busconnects works.



Fig.1: Approximate site location of Menapia Car Hire

**Proposal Adjacent to the Site**

The Busconnects proposals adjacent to the site compromise:

- The introduction of Busconnects works to Swords Road, R132 to provide improved bus, cycle and pedestrian links.
- The CPO of parcels of land.
- The reinstatement of fencing and walls from the boundary along west of the site by the R132. As noted on the "Fencing and Boundary Drawing" (Fig.2) and "Landscaping Drawing" (Fig.3).

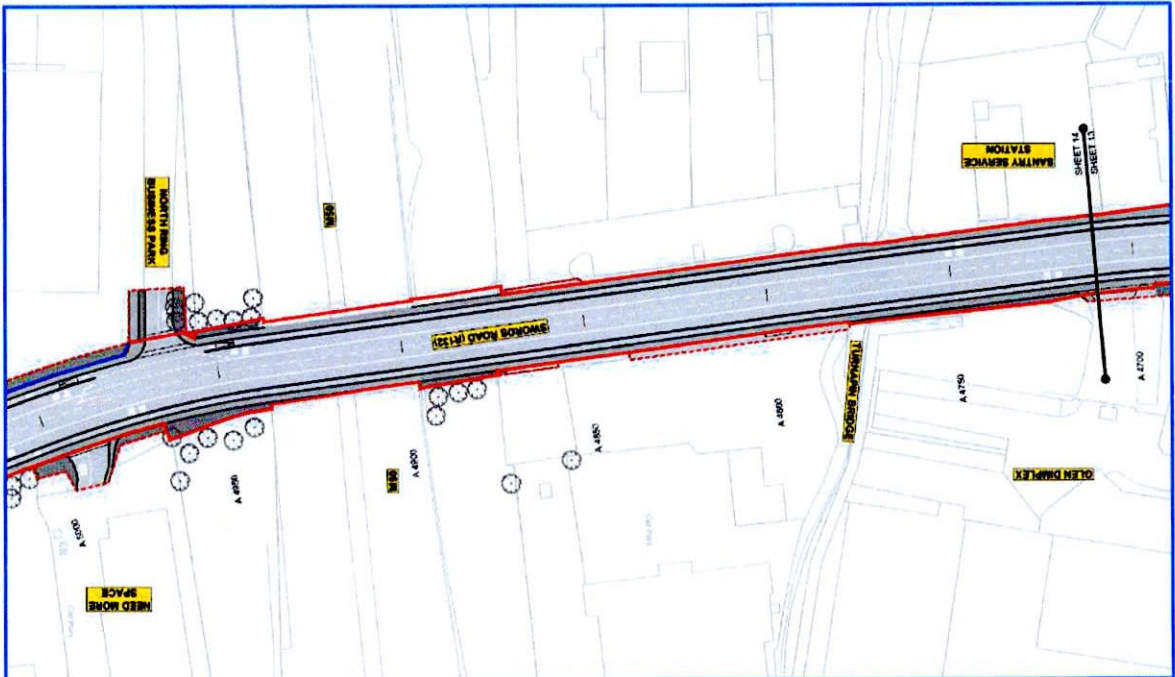


Fig. 2: Extract from Fencing and Boundary Drawing

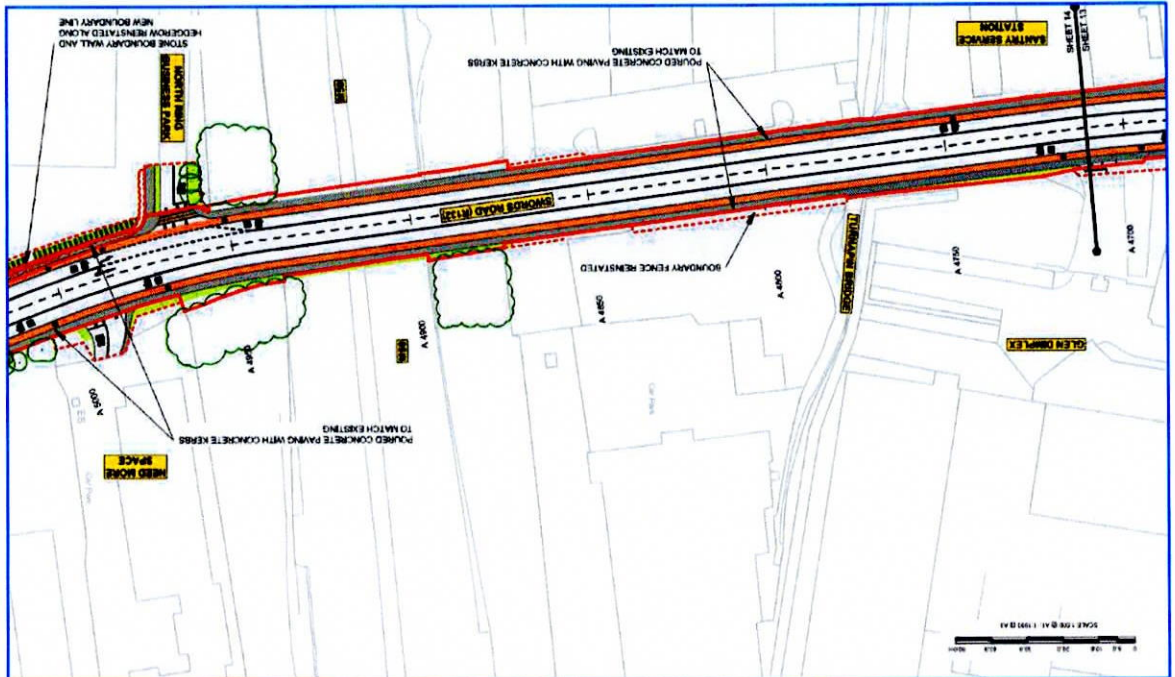


Fig. 3: Extract from Landscaping Drawing

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**Submission**

Menapia broadly welcomes the proposed BusConnects proposals, acknowledging the improvements the project will have for public transport in the area.

However, our Client wishes to ensure that the current tenants of their lands are not negatively impacted by the proposal works and that the business can still operate during construction. Our Client also wishes to ensure that the reinstated site boundary is of the standard of the existing fence and wall.

*Boundary wall and site security*

Our Client's tenants operate a building supplies and hire business from the site. This involves the storage of valuable bulky materials on site. It is important that the site is not left exposed during construction. Therefore it is vital that the site is secured at all times to ensure that materials are not stolen.

Our Client requests that a condition is attached to any grant of permission to require the developer to secure the site during construction. This should include hoarding or fencing with additional concrete blocks (1 or 2 tonne) to stop vehicles accessing the site, preventing materials from being stolen.

The submitted drawings (extract shown in Fig.3) indicates the 'boundary fence to be reinstated'. This would infer that the boundary fence and wall is to be removed during construction. The current boundary comprises of a low block wall with a tall security fence above. Both are of which high quality.

It is requested that the developer is requested to reinstate a wall and fence of equal or better standard than existing.

*Central Gate on Swords Road, R132*

A temporary CPO has been put in place for the central gate (1056(3).2c). This gate is operational and access to this gate must be retained to the site at all times.

It is requested that a condition is added to the permission granted to ensure access for the Client to their lands at all times.

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**Conclusion**

The BusConnects programme provides many benefits which are recognised with the improvement of sustainable modes of transport within the area.

We welcome the provision of the reinstatement of the fencing and walls along the western boundary of the site along the R132, provided measures are taken to ensure that our Client's site is secured at all times. A robust fence should be included as part of this security measure.

We respectfully request that our reasonable concerns are addressed in the approved scheme should An Bord Pleanála be minded to grant permission.

Yours faithfully,

---

**Brian Coughlan**

BA, MSc, MIPI, MRTPI

**Virtus**