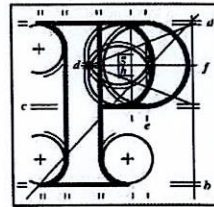


Our Case Number: ABP-317164-23

Your Reference: Patrick Fitzsimons and Parfit



**An
Bord
Pleanála**

Tom Corr
Corr Property Consultants
Oakwood
Mountrice
Monasterevin
Co. Kildare
W34 DX27

Date: 14 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 email with attached objection on behalf of your client, Patrick Fitzsimons and Parfit in relation to the above-mentioned compulsory purchase order.

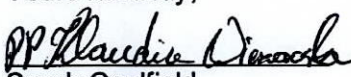
In respect of same, please note that in circumstances where

- (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- (ii) all objections made are subsequently withdrawn, or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
Executive Officer
Direct Line: 01-8737287

CH03

Tel	Tel	(01) 858 8100
Glaó 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

Fw: MR PATRICK FITZSIMONS AND PARFIT CPO REF 1025-SWORDS TO CITY CENTRE CORE BUS CORRIDOR SCHEME CPO 2023.

Klaudia Wieszowska <klaudia.wieszowska@pleanala.ie>

Fri 7/14/2023 3:00 PM

To: Klaudia Wieszowska <klaudia.wieszowska@pleanala.ie>

From: Tom Corr [REDACTED]
Sent: Friday, July 14, 2023 9:01 AM
To: Sarah Caulfield <s.caulfield@pleanala.ie>
Cc: Klaudia Wieszowska <klaudia.wieszowska@pleanala.ie>
Subject: RE: MR PATRICK FITZSIMONS AND PARFIT CPO REF 1025-SWORDS TO CITY CENTRE CORE BUS CORRIDOR SCHEME CPO 2023

Dear Sarah

Thanks for your email

Kind Regards

Tom

From: Sarah Caulfield <s.caulfield@pleanala.ie>
Sent: Friday 14 July 2023 08:55
To: [REDACTED]
Cc: Klaudia Wieszowska <klaudia.wieszowska@pleanala.ie>
Subject: RE: MR PATRICK FITZSIMONS AND PARFIT CPO REF 1025-SWORDS TO CITY CENTRE CORE BUS CORRIDOR SCHEME CPO 2023

Dear Tom,

The Board acknowledges receipt of your email and attached objection on behalf of your client.

Kind Regards,
Sarah

From: Tom Corr [REDACTED]
Sent: Thursday, July 13, 2023 4:32 PM
To: SIDS <sids@pleanala.ie>
Cc: Appeals2 <appeals@pleanala.ie>; Jennifer Ryan [REDACTED]
Subject: MR PATRICK FITZSIMONS AND PARFIT CPO REF 1025-SWORDS TO CITY CENTRE CORE BUS CORRIDOR SCHEME CPO 2023

Dear Sirs,

Please find attached letter of objection to the above CPO on behalf of our clients Mr Patrick Fitzsimons and Parfit.

Please acknowledge receipt of this objection.

If there are any queries please contact the two above emails and my mobile number is 086 2596675.

Kind Regards,

Tom Corr MAgrSc, FSCSI, FRICS, ACI Arb

PSRA Licence Number: 003033-004513

RICS Registered Valuer

Managing Director

Email: [REDACTED] / Website: www.corrconsult.ie



CORR is the trading name of Corr Property Consultants Ltd.

Company Registered Number: 520536, PSRA Licence Number: 003033

Registered Office: Oakwood, Mountrice, Monasterevin, Co Kildare, W34 DX27

The information contained in this email is *without prejudice/subject to contract/contract denied*

The contents of this email are strictly confidential and may be legally privileged and are intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient, any copying, disclosure, distribution or any other action taken or omitted to be taken in reliance on it, is strictly prohibited and may be unlawful. Any particulars that are given are on the understanding that they will not be construed as part of a contract, conveyance or lease. Any information with regard to value or price contained in this email is purely and only marketing advice and it does not constitute a valuation. Whilst every care is taken in compiling information, we give no guarantee as to the accuracy thereof and parties must satisfy themselves regarding the description and measurement.

Our Ref: TC/JR

An Bord Pleanála
64, Marlborough Street
Dublin 1.
Via Email: sids@pleanala.ie



Corr
Oakwood, Mountrice,
Monasterevin,
Co. Kildare, W34 DX27.
T: +353 (045) 254211
info@corrconsult.ie

www.corrconsult.ie

27th June 2023

Re: Scheme Details: Swords to City Centre Core Bus Corridor Scheme
Client Details: Mr Patrick Fitzsimons and Parfit, Old school House, Cloghran, Co. Dublin
Property: Commercial Premises
CPO Refs: 1025

Dear Sirs,

We act on behalf of the above property owner who has been served with notice of the making of the above Compulsory Purchase Order. Having reviewed the drawings and documentation accompanying same, our client has instructed us to object to the confirmation of the Compulsory Purchase Order (CPO) and Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) on the following grounds:

1. Surplus Land Acquisition

The property owner objects to the acquisition of lands which appear to be surplus for the scheme requirements. The acquisition of the areas in the CPO is excessive and appears to be unnecessary.

2. Drainage

The property owner is concerned in relation to drainage implications associated with the works on the public road, in that they may negatively impact their retained property and parking areas.

3. Noise

Inadequate information has been provided regarding the mitigation measures that are being proposed to control increased noise pollution from the intensive bus corridor.

4. Access – General

The property owner has very serious concerns in relation to access to the retained property during and post construction. There has been insufficient detail provided in this regard. This is a very serious commercial property with an excellent business and it will have very significant negative consequences if there is any negative impact on access arrangements during and post construction.

5. Traffic Management

There is lack of detail in relation to how traffic will be managed during the construction phase. This is important as it is critical for the continued functioning of the property owner's premises and also for all of the businesses in the area.

6. Boundary Treatment

There is a lack of clarity in relation to the new boundary along the permanent acquisition area. In addition, there is a lack of clarity with regard to hoarding or proper temporary boundary treatments which will be essential in relation to health and safety.

7. Environmental Impacts

There is a lack of clarity around what the total environmental impact will be of the Bus Connect Scheme including the environmental impact and upfront carbon footprint for the construction phase. The owners have a concern in relation to the design of the scheme and the route that has been chosen.

8. Footpaths/Cycle Paths

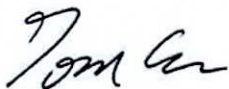
There is a lack of clarity in relation to the impact of the scheme on footpaths and cycle paths.

9. Other Matters and Proper Planning and Sustainable Development

Such other relevant matters that may arise when more detailed design information is made available and the owner reserves the right to raise and deal with these matters at an Oral Hearing. In particular there are significant issues and concerns around the proper planning and sustainable development of the area arising from the scheme proposed.

The information supplied by the Acquiring Authority is incomplete and may change. We reserve the right to include other grounds of objection and to elaborate on the above listed grounds of objection when further information is made available to us by the Acquiring Authority and to tender these at the An Bord Pleanála Hearing. We request that an Oral Hearing be held in relation to the scheme.

Yours faithfully,



Tom Corr MAgrSc, FSCSI, FRICS, ACI Arb
RICS Registered Valuer
PSRA Licence No. 003033-004513
Agronomist
Agriculture Consultant
Email: tom.corr@corrconsult.ie
Mobile: (086) 2596675