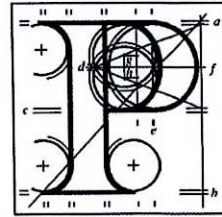


Our Case Number: ABP-317164-23



An  
Bord  
Pleanála

Sean Smith  
2 Corbalis  
Cloughran  
Swords  
Lowlands  
Co. Dublin  
K67Y6H7

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. No fee is required for objections from landowners. A refund of €50 will issue 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- (ii) all objections made are subsequently withdrawn, or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,

*PP Klaudia Wierzbicka*

Sarah Caulfield  
Executive Officer  
Direct Line: 01-8737287

CH02

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



Sisireet Jean Smith

18th July/23

**AN BORD PLEANALA**

LDG- 065120-23

ABP- 317164-23

OF 18 JUL 2023

Fee: € 50

Time: 1.3146

Drainage Type: From existing cycle lane

Flood Defense TO my Property.

18 Plot requires for cycle lane  
 Provide and Flood Defense TO my Property.

19 This area particularly Dardistown has  
 been subject to flooding in the past  
 any new development or change to  
 infrastructure would need an assessment  
 of flood risks due to the change  
 in footpaths and Road infrastructure  
 Any change to existing drainage would  
 need careful planning and assessment.

20 The loss or change of this plot into a  
 footpath would leave my Property at risk  
 from flooding as the foot path would  
 be on a level with my Garden  
 possible leading to inward flow of surface  
 water. This would have to be assessed and  
 any flood drains would need to be  
 put in place or upgraded. This would  
 need a proper assessment from an engineer.

21 Any compensation would need to be  
 in line with market values of land  
 and car parking. This cpo would  
 lead to loss of parking, road frontage,  
 privacy, safety and comfortably entering and  
 exiting property which is already compromised  
 by existing cycle lane and footpath arrangements.

ABP 317164-23

AN BORD PLEAMĂLA	
LDG. 2002	ABP 317164-23
18 JUL 2003	
Time:	18:00
Place:	ABP 317164-23



Sigval Stein Smith  
18/July/23

12/ Loss of right of way temporarily  
as you will exit directly on  
to a Footpath

(13) Legal issues regarding driving  
on to a Public Footpath

(14) legal implications of exiting  
on to a cycle lane  
using a car.

(15) Increase risk of accidents  
exiting the property leading to  
insurance claims from members of  
the public, no public indemnity for  
property owner.

(16) High wall needed at front of  
property as a buffer to noise  
and increased cycling activity and  
scooters who may use this new  
cycle lane, which will include scooters  
and electric bicycles of speed of  
up to 30km/h per hour.

17/ Not in favour of CPO as levels  
of use are quite small.  
of cycle lane

ABP 317164-23

SEAN SMITH

WO2 Corbally

Cloughran

Swords

CO Dublin

Lowlands

K67 46H7

(map 1040 (1) 1d)

Drawing WO

002-SM-084



(6) Increase in public activity closer to property which will cause an interference to privacy levels.

(7) The cycle lane that exist was constructed with public money and is of a high standard. The width of existing cycle lane is quite substantial and alterations to existing cycle lane may be more cost effective rather than a CPO on existing property.

(8) Construction to be already existing footpath may cause disturbance to my property which is very old in nature. Any construction work would need to take into account the age of the existing property and the effect it would have on it.

(9) I use the green space as a parking space as there is no on street parking due to 24 hour bus lane.

10) The infrastructure in the area is of a high standard including road, bus lane and cycle lane.

11) I would have issues of public safety existing my proposal directly onto a footpath.



SEAN SMITH

AB P

317164-23

K67 46H7

Land at

LOWLANDS

no 2 CORBALS

Cloughran

SWORDS

COBBLIN

Map 1040(1) 1d

DRAWING NO

0002-SM-054

SIGNED

Sean Smith

18th Jul/23



DRAWINGS NO  
002-SM-054

SEAN SMITH  
18/JUL/23

LOWLANDS

SEAN SMITH

Objection  
at this Proposals  
to CPO

W02 CORBALIS CLOUGHAN  
SWORBS CO DUBLIN  
K67 - 4647

(Map 1040 (U) 1d)

RE

Objection to CPO on the grounds  
That

- (1) Previous CPO on property  
loss of substantial amount of land  
for Airport development
- (2) I need the plot referred to in  
CPO for parking as I need to  
park close to my property as my  
wife has a back disability.
- (3) Danger to Public from exiting  
on to footpath from house  
entrance. Currently there is  
a gap between cycle lane  
and house entrance which allows  
for observation of bicycles and  
members of the public.
- (4) Loss of green area is  
detrimental to environment as  
the whole area has suffered from  
loss of green areas.
- (5) Loss of privacy as footpath will  
be closer to house than is now.



( ABP 317164-23 )