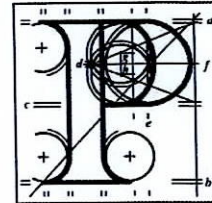


**Our Case Number:** ABP-317164-23

**Your Reference:** Sorallon Limited



**An  
Bord  
Pleanála**

G Davenport Architecture + Design  
Mooretown  
Ratoath  
Co. Meath

**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 online objection on behalf of your client Sorallon Limited in relation to the above-mentioned compulsory purchase order. As your client is listed on the CPO schedule, no fee applies. A refund of the fee paid will be issued to the debit/credit card used to make payment.

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(ii) all objections made are subsequently withdrawn, or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	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



An Bord Pleanála

### SID Online Observation

Online Reference  
SID-OBS-000971

### Online Observation Details

Contact Name  
GIULIANO DAVENPORT

Lodgement Date  
13/07/2023 13:52:53

Case Number / Description  
317164

### Payment Details

Payment Method  
Online Payment

Cardholder Name  
Giuliano Davenport

Payment Amount  
€50.00

### Fee Refund Requisition

Please Arrange a Refund of Fee of

€

Lodgement No

LDG—

Reason for Refund

Documents Returned to Observer

Yes  No

Request Emailed to Senior Executive Officer for Approval

Yes  No

Signed

EO

Date

### Finance Section

Payment Reference

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount

€

Refund Date

Authorised By (1)

SEO (Finance)

Authorised By (2)

Chief Officer/Director of Corporate Affairs/SAO/Board Member

Date

Date

**OBJECTION AND SUBMISSION ABP REF. NO. KA06D.317164**  
**IN RESPONSE TO - SWORDS TO CITY CENTRE CORE BUS**  
**CORRIDOR SCHEME COMPULSORY PURCHASE ORDER 2023**  
**Plots 1001(1).1d and 1001(2).2d**

**ON BEHALF OF**

**SORALLON LIMITED**  
**UNIT 8 ROSEMOUNT PARK DRIVE, ROSEMOUNT BUSINESS PARK,**  
**BALLYCOOLIN, DUBLIN 11**



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



Date: 12/07/2023

**RE: OBJECTION AND SUBMISSION ABP REF. NO. KA06D.317164 IN RESPONSE TO -  
SWORDS TO CITY CENTRE CORE BUS CORRIDOR SCHEME COMPULSORY  
PURCHASE ORDER 2023 - Plots 1001(1).1d and 1001(2).2d**

**OBJECTOR: SORALLON LIMITED**  
UNIT 8 ROSEMOUNT PARK DRIVE, ROSEMOUNT BUSINESS PARK,  
BALLYCOOLIN, DUBLIN 11

**DEVELOPMENT / CPO ORDER:**

*NOW THEREFORE it is hereby ordered that:*

*1. Subject to the provisions of this Order, the NTA are hereby authorised:*

*a. to acquire compulsorily for the purpose of the construction of the Swords to City Centre Core Bus Corridor Scheme which has an overall length of approximately 12km, and will commence south of Swords at Pinnock Hill Junction and travel in a southerly direction along the R132 Swords Road past Airside Retail Park, Swords to City Centre Core Bus Corridor Scheme Compulsory Purchase Order 2023 Page 3 of 649*

*Dublin Airport and Santry Park. The route will continue on the R132 past Santry Demesne, where the Swords Road joins the R104 at Coolock Lane. The route will continue on the R132 in a southerly direction through Santry village. It will continue along the Swords Road past Whitehall to Griffith Avenue. The route will follow Drumcondra Road Upper past the DCU St Patrick's Campus to the river Tolka. It will continue through Drumcondra, on Drumcondra Road Lower to Binns Bridge on the Royal Canal. From there it will continue on Dorset Street Lower as far as Eccles Street, from where it will continue on Dorset Street Upper to North Frederick Street and Parnell Square, all in the County of Dublin and within the Fingal County Council (FCC) and Dublin City Council (DCC) administrative areas, for the purposes of facilitating public transport, and together with all ancillary and consequential works associated therewith, the lands described in Part I and Part II of the Schedule hereto which land is shown grey on the maps, Drawing Nos. 0002-DM-0001, 0002-DM-0002, 0002-DM-0003, 0002-DM-0004, 0002-DM-0005, 0002-DM-0006, 0002-DM-0007, 0002-DM-0008, 0002-DM-0009, 0002-DM-0010, 0002-DM-0011, 0002-DM-0012, 0002-DM-0013, 0002-DM-0014, 0002-DM-0015, 0002-DM-0016, 0002-DM-0017, 0002-DM-0018, 0002-DM-0019, 0002-DM-0020, 0002-DM-0021, 0002-DM-0022, 0002-DM-0023, 0002-DM-0024, 0002-DM-0025, 0002-DM-0026,*



0002-DM-0027, 0002-DM-0028 and 0002-DM-0029, and marked "Swords to City Centre Core Bus Corridor Scheme, Compulsory Purchase Order 2023", and sealed with the seal of the NTA and deposited at the offices of the NTA (hereinafter referred to as "the deposited maps"),

- b. to extinguish the public rights of way described in Part III (Section A) of the Schedule hereto by order made after the acquisition of the land, where the said public rights of way are over the land so acquired or any part thereof, or over land adjacent to or associated with the land so acquired or any part thereof,
- c. to restrict or otherwise interfere with the public rights of way described in Part III (Section B) of the Schedule hereto,
- d. to acquire the private rights described in Part IV (Section A) of the Schedule hereto,
- e. to restrict or otherwise interfere with the private rights described in Part IV (Section B) of the Schedule hereto,
- f. to temporarily restrict or otherwise interfere with the private rights described in Part IV (Section C) of the Schedule hereto.

2. The land described in Part I of the Schedule hereto and coloured grey on the said deposited maps is land being permanently acquired other than land consisting of a house or houses unfit for human habitation and not capable of being rendered fit for human habitation at reasonable expense.

3. The land described in Part II of the Schedule hereto and coloured grey on the said deposited maps is land being temporarily acquired other than land consisting of a house or houses unfit for human habitation and not capable of being rendered fit for human habitation at reasonable expense.

Swords to City Centre Core Bus Corridor Scheme Compulsory Purchase Order 2023  
Page 4 of 649

4. Subject to any necessary adaptation, the provisions of:

- a. the Land Clauses Acts, (except Sections 127 to 132 of the Land Clauses Consolidation Act, 1845, and Article 20 of the Second Schedule to the Housing of the Working Classes Act, 1890), and
- b. the Acquisition of Land (Assessment of Compensation) Act, 1919, as amended by the Acquisition of Land (Reference Committee) Act, 1925, the Property Values (Arbitrations and Appeals) Act, 1960, and the Local Government (Planning and Development) Acts, 1963 as applied by Section 265(3) of the Planning and Development Act, 2000 and as amended by Section 48 of the Planning and Development (Strategic Infrastructure) Act 2006.

as modified by the Third Schedule to the Housing Act, 1966, are hereby incorporated in this Order and the provisions of those Acts shall apply accordingly.

5. The Order may be cited as the:

"Swords to City Centre Core Bus Corridor Scheme, Compulsory Purchase Order 2023"

**APPLICANT:**

National Transport Authority

**PLANNING AUTHORITY:** An Bord Pleanála

**REF. NO.:** 317164

**APPLICATION DATE:** 19-05-2023

## **OBJECTOR RESPONSE TO SWORDS TO CITY CENTRE CORE BUS CORRIDOR SCHEME COMPULSORY PURCHASE ORDER 2023:**

We act on behalf of Sorallon Limited owners of a commercial premises known as Romayo's Restaurant and Take away situate at the corner of Swords Road and Coolock Lane, Santry, Dublin 9 part of a multi-unit development.

### **Grounds of Objection:**

Implications of the proposed development with regard to proper planning and sustainable development of the area and in particular the likely significant effect the proposed development will have on the commercial and residential viability of our client's property. These concerns can be summarized as follows:

- 1. Incorrect Site Boundaries and Extents of proposed Land Acquisition**
- 2. Loss of existing private off-street parking to Swords Road frontage**
- 3. Loss of potential outdoor seating to Swords Road frontage**
- 4. Loss of existing customer parking due to Proposed End-of-Line Bus Parking**
- 5. Potential impact on future residential development of property**

### **Objections:**

#### **1. Incorrect Site Boundaries and Extents of proposed Land Acquisition: (see Appendix A)**

##### Site Boundaries:

- (i) We note site definition boundaries outlined and dashed RED as represented on Drwg: NTA Sheet 18 of 37 – Swords to City Centre Bus Corridor Scheme General Arrangement: Dated 06/04/2023, (Appendix A – Fig. 1) is incorrect and does not accurately reflect our client's property boundary as evidenced by PRAI maps and our clients Leasehold folio map. (See Appendix B)

##### Extents of Proposed Land Acquisition:

- (i) We note proposed land acquisition boundaries are incorrectly indicated with a RED outline on Drwg: NTA 0002-SM-0105 Rev M01 – Lands to be Compulsorily Acquired Server Map – Plots 1001(1).1d and 1001(2).2d: Dated 09/05/2023 (Appendix A – Fig.2)
- (ii) We further note that the Key Map (Appendix A – Fig. 3) supplied as attachment to Land Owner Letter addressed to Clearwater Properties Ltd.(part of Sorallon Ltd.) and dated 10<sup>th</sup> November 2022, does not represent the correct extents of land acquisition boundaries for either proposed permanent or temporary land acquisition by the NTA.



The proposed maps supplied by the NTA with regard to both the boundaries of our client's site and the areas for proposed land acquisition, are incorrect. We submit as part of this objection, Survey Drawing -Site Layout Map Drwg: Y73-PRA-1(Appendix A – Fig.4) - showing the multi-unit Development and external curtilage of our client's property outlined in RED. We also submit PRAI Leasehold Folio map for Folio DN880 (Appendix A – Fig. 5) – showing extents of current Leasehold folio. Finally, we also include a superimposed outline showing the correct extents of the proposed land acquisition on the Land Acquisition Map supplied by the NTA (Appendix A – Fig. 6)

## **2. Loss of existing private off-street parking to Swords Road frontage: (see Appendix B)**

- (i) We note from the General Arrangement drawing supplied by the NTA Sheet 18 of 37 – Swords to City Centre Bus Corridor Scheme General Arrangement: Dated 06/04/2023, (Appendix B – Fig. 1-Detail 1), that a 1.5m-2m wide cycle lane is proposed directly to the front to our client's property along Swords Road. The proposed location of this cycle lane will potentially close off the existing private parking to the front curtilage of the property. (Appendix B – Figs. 2 - 4) We have grave concerns over the potential impact the proposed bus corridor and cycle lane will have on parking and access to our client's property.

## **3. Loss of potential outdoor seating to Swords Road frontage: (see Appendix B)**

- (i) We note from the General Arrangement drawing supplied by the NTA Sheet 18 of 37 – Swords to City Centre Bus Corridor Scheme General Arrangement: Dated 06/04/2023, (Appendix B – Fig. 5-Detail 2 ), and the land acquisition drawing submitted as part of the Land Ownership Letter sent to our clients, that the proposed widening of the road to allow for cycle path and bus lane could limit the amount of potential outdoor seating area allowed to the front curtilage of our clients property. A planning permission is in the process of being submitted to Fingal County Council in respect of changes to the layout and use of the existing commercial ground floor premises. It is proposed to extend the restaurant use to include an outdoor seating area. Our clients are concerned the proposed development would detract from the planning potential for the use of this outdoor space.



#### 4. Loss of existing customer parking due to Proposed End-of-Line Bus Parking (see Appendix C)

- (i) On closer examination of the General Arrangement drawing supplied by the NTA Sheet 18 of 37 – Swords to City Centre Bus Corridor Scheme General Arrangement: Dated 06/04/2023, (Appendix C – Fig. 1-Detail 3), we note the presence of 3 new covered bus stops in the area directly to the east of our client's property. We understand through our meeting with the NTA design team that this area will become an end-of-line terminus for other cross city bus routes. There will be departures scheduled from these stops at regular intervals with buses holding at this location between routes. Despite this proposed increased activity, no allocation of extra parking has been made in the plans submitted by the NTA for this site.
- (ii) Our clients as well as existing tenants of the multi-unit development such as First Stop and Centra, also use this car park. Given the proposed introduction of an End-of-Line terminus, with bus park and 3 new sheltered bus stops, the potential availability of parking for customers will no doubt be affected by users of the Bus Network. Not only by those dropping off and picking up at the site, but also the potential for Dublin Bus commuters to leave their cars on site for hours.

#### 5. Potential impact on future development of property: (see Appendix C)

- (i) Lastly, as planning advisors to our clients, we have concerns over the potential impact increased parking from Bus network customers will have on a future planning application for more retail or new residential development. Currently we are preparing to lodge an application on our client's behalf for 3 new apartments to first and second floors above the existing restaurant. Similar to the development of apartments built at first and second floor above another retail unit that is part of the same multi-unit development. (Appendix C- Fig.2)

## CONCLUSION:

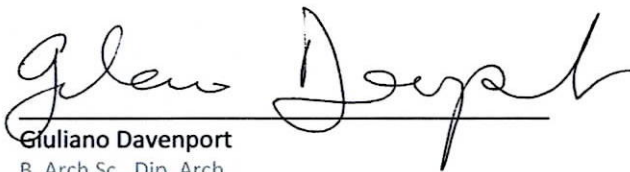
We would bring to the attention of An Bord Pleanála that our clients, Sorallon Limited, owners of the Romayo's Restaurant and Take Away at the corner of Swords Road and Coolock Lane, Santry, Dublin 9, have several major concerns with regard to the proposed Swords to City Centre Core Bus Corridor Scheme Compulsory Purchase Order 2023.

We object to the proposed acquisition of permanent and temporary land as set out in the Land Owner Letter dated 10<sup>th</sup> of November 2022 and accompanying map, on the basis that the lands indicated on these maps do not correspond to the correct boundaries of our client's property. Our clients understand the need for a quality transport system and in principle are supportive of such infrastructural projects, however mapping and land acquisition discrepancies must be rectified for the good of all parties involved.

We further submit that the implications of the Swords to City Centre Core Bus Corridor Scheme, in the context of proper planning and sustainable development of the area and in particular the likely significant effect the proposed development will have on the commercial and residential viability of our client's property, has not been fully addressed. We ask that the NTA engage with our clients to find an equitable solution to these issues that will help both parties progress their respective agendas.

On behalf of our clients Sorallon Limited we hope we have provided sufficient information to the Board to make their decision.

Yours sincerely,



Giuliano Davenport  
B. Arch.Sc., Dip. Arch.

G Davenport Architecture + Design

On Behalf of Sorallon Limited

## APPENDICES:

### APPENDIX A

1. Drwg: NTA Sheet 18 of 37 – Swords to City Centre Bus Corridor Scheme General Arrangement: Dated 06/04/2023
2. Drwg: NTA 0002-SM-0105 Rev M01 – Extract of Lands to be Compulsorily Acquired Server Map – Plots 1001(1).1d and 1001(2).2d: Dated 09/05/2023
3. Key Map supplied as attachment to Land Owner Letter addressed to Clearwater Properties Ltd.(part of Sorallon Ltd.) and dated 10<sup>th</sup> November 2022
4. Survey Drawing -Site Layout Map Drwg: Y73-PRA-1
5. PRAI Leasehold Folio map for Folio DN880
6. Map showing correct Land Acquisition Extents - Superimposed

### APPENDIX B

1. Drwg: Swords to City Centre Bus Corridor Scheme General Arrangement: Dated 06/04/2023, Detail 1
2. Photo 1 Street View Swords Road Property Frontage
3. Photo 2 Street View Swords Road Property Frontage
4. Photo 3 Street View Swords Road Property Frontage
5. Drwg: Swords to City Centre Bus Corridor Scheme General Arrangement: Dated 06/04/2023, Detail 2
- 6.

### APPENDIX C

1. Drwg: Swords to City Centre Bus Corridor Scheme General Arrangement: Dated 06/04/2023, Detail 3
2. Photo 1 Street View Coolock Lane



## APPENDIX A:

**NOTES**

1. ADDITIONAL PROPOSED SCHEME INFORMATION IS AVAILABLE ON THE DRAWING SERIES PROPOSAL REPORT.
2. WHERE PROPERTY LINE ADJUSTMENTS ARE PROPOSED, NEW BOUNDARY WALLS ARE TO MATCH THE EXISTING UNLESS OTHERWISE SET FORTH IN CONSULTATION WITH THE LANDOWNER.

**APPENDIX A - 1**

**LEGEND:**

- BUS LANE
- CYCLE TRACK
- FOOTPATH
- CARRAGEWAY
- GRASS AREA / VERGE
- PEDESTRIAN PRIORITY ZONE
- RAISED TABLE
- BUS STOP LOCATIONS
- BUS SHELTER
- TREE (EXISTING AND PROPOSED)
- HERITAGE FEATURES
- SITE BOUNDARY LINE
- TEMPORARY LAND ACQUISITION

Scale: 1:500 @ A1; 1:1000 @ A3

**Project Ireland 2040**

**NTA** National Transport Authority

**Jacobs** Engineering Designer

**Programme Title:** BUSCONNECTS DUBLIN CORE BUS CORRIDORS INFRASTRUCTURE WORKS

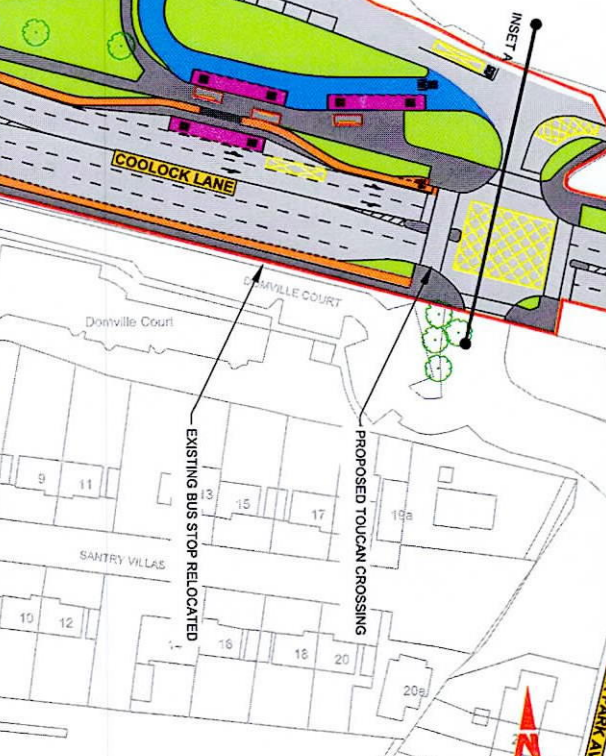
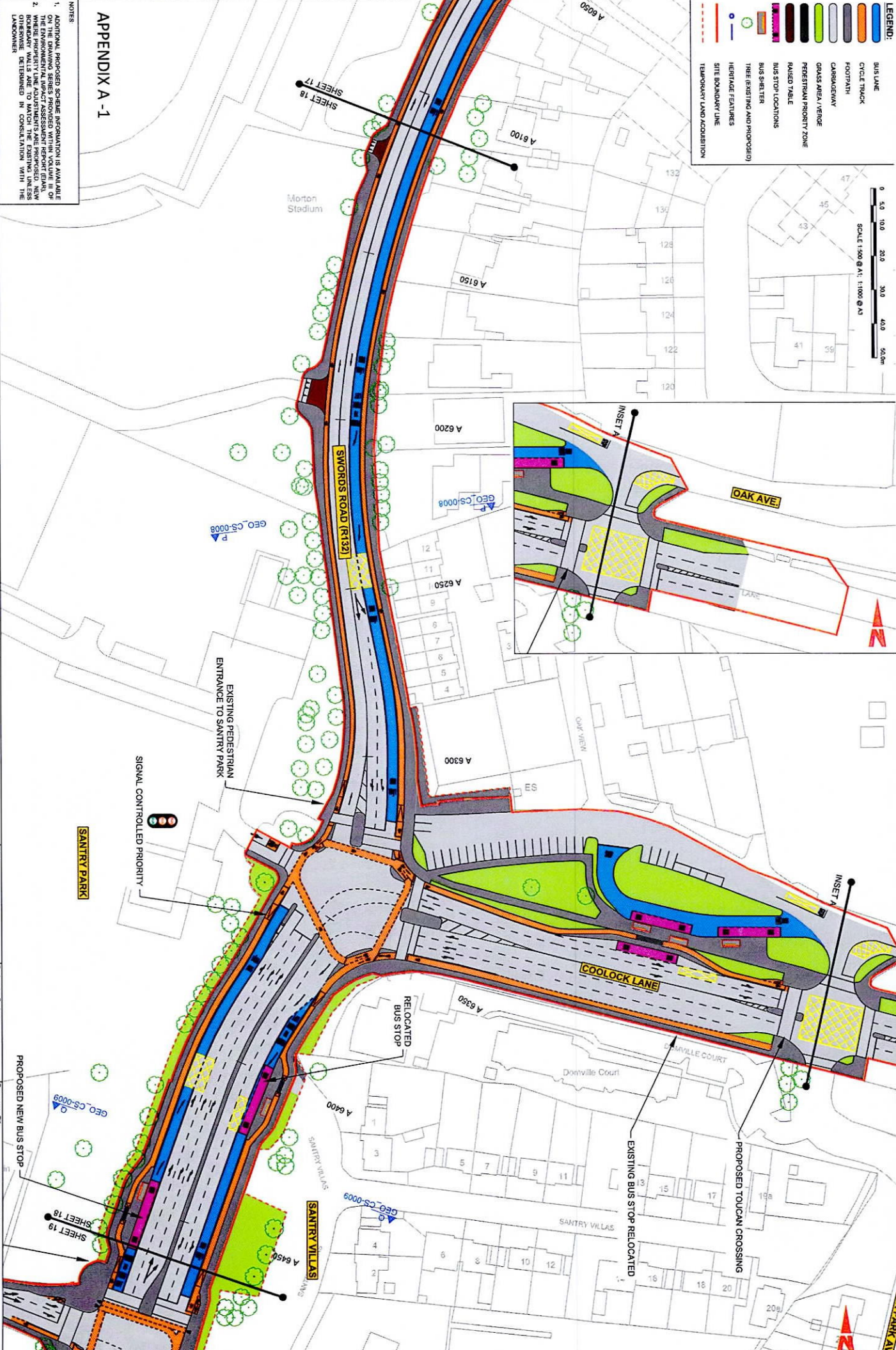
**Drawing Title:** SWORDS TO CITY CENTRE CORE BUS CORRIDOR SCHEME GENERAL ARRANGEMENT

**Sheet Number:** 18 of 37

**Scale:** A

**Rev:** M01

Rev	Date	By	App'd	Description
M01	06/04/2023	FM	IL	ISSUE FOR PHASE 4 PLANNING







716913\_740296

**Legend:**

- LANDS BEING PERMANENTLY ACQUIRED\*  
\*SCHEDULE PART I (Shaded in Grey)
- LANDS BEING TEMPORARILY ACQUIRED\*\*  
\*\*SCHEDULE PART II (Shaded in Grey)
- Public rights of way to be extinguished or otherwise interfered with as set out in the SCHEDULE PART III (Section A)
- Public rights of way to be reinstated or otherwise interfered with as set out in the SCHEDULE PART III (Section B)
- Private rights to be acquired as set out in the SCHEDULE PART IV (Section A)
- Private rights to be extinguished or otherwise interfered with as set out in the SCHEDULE PART IV (Section B)
- Private rights to be temporarily reinstated or otherwise interfered with as set out in the SCHEDULE PART IV (Section C)

**NTA**  
Udarás Náisiúnta Iompair  
National Transport Authority

**Swords to City Centre  
Core Bus Corridor Scheme  
Compulsory Purchase Order 2023**  
Land Acquisition Map

Ref	Date	Description	Type
1001(1) 1d		LANDS BEING PERMANENTLY ACQUIRED*	SC
1001(2) 2c		LANDS BEING TEMPORARILY ACQUIRED**	SC

**Lands to be Compulsorily Acquired Server Map**

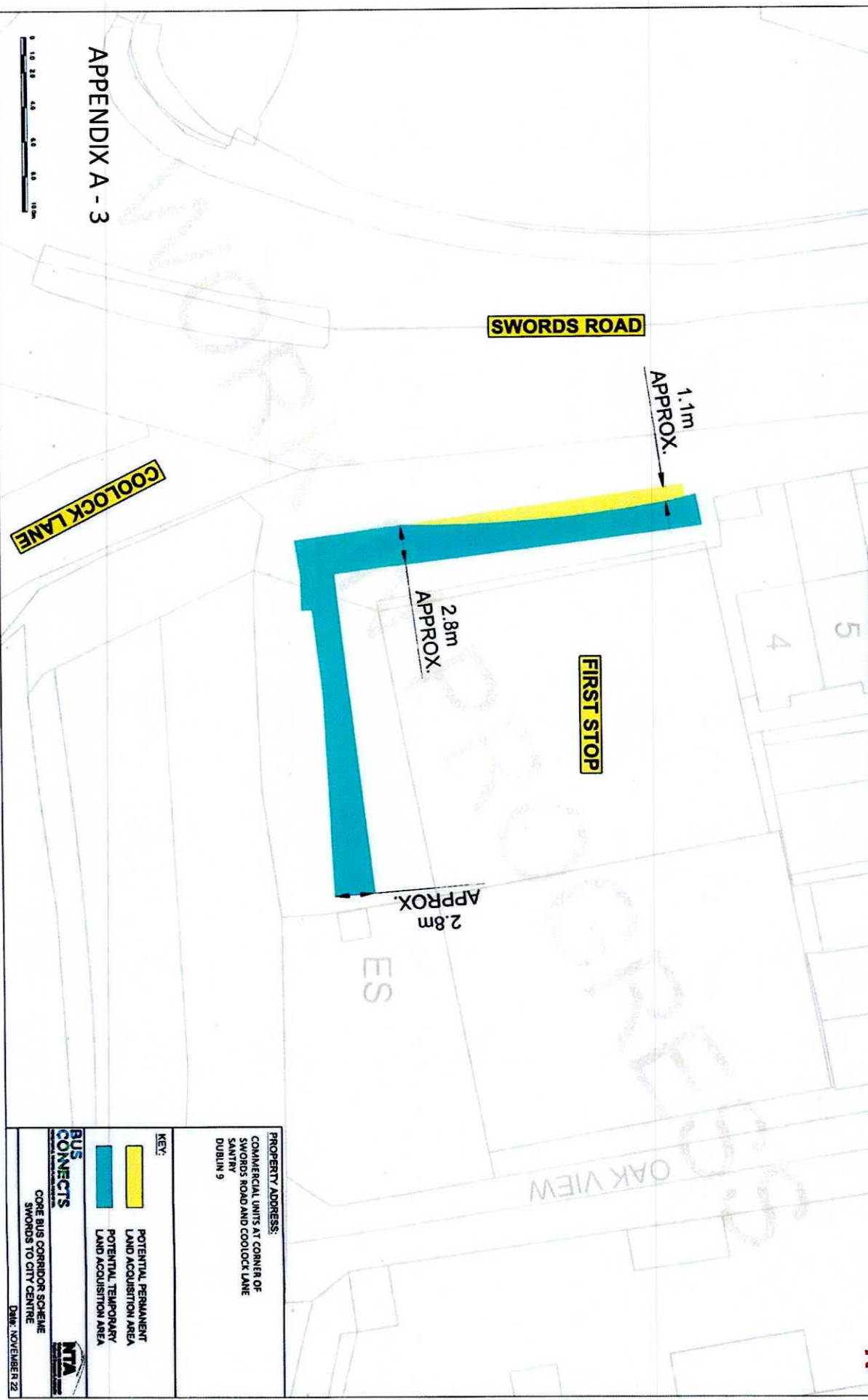
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Scale	1:500 (A3)
Drawn	1:500 (A3)
Checked	1:500 (A3)
Approved	2022/03
Drawn	2022/03
Checked	2022/03
Approved	2022/03

APPENDIX A-2

O.S. Ref  
716913\_740070



**NOTE:**  
 THIS MAP ATTACHMENT IS TO BE READ IN CONJUNCTION WITH  
 THE LAND OWNER LETTER SUPPLIED. ALL INFORMATION SHOWN  
 IS WORK IN PROGRESS AND SUBJECT TO DESIGN DEVELOPMENT.



APPENDIX A - 3

**PROPERTY ADDRESS:**  
 COMMERCIAL UNITS AT CORNER OF  
 SWORDS ROAD AND COOLOCK LANE  
 DUBLIN 9

**KEY:**

- POTENTIAL PERMANENT LAND ACQUISITION AREA
- POTENTIAL TEMPORARY LAND ACQUISITION AREA

**BUS CONNECTS**  
 CORE BUS CORRIDOR SCHEME  
 SWORDS TO CITY CENTRE

**NTA**  
 NATIONAL TRANSPORT AUTHORITY  
 DATE: NOVEMBER 22



This is a computer generated map  
BPM Surveys Limited 27.01.2023

County: Dublin

OSi digital vector mapping (ref. PRIME2)  
1:1000 Sheet Ref: 3132-06 3132-07  
OSi Licence no. CYSL50210631

740261.1mN

716911.9mE



ITM grid north

740198.0mN

740198.0mN

740188.0mN

740188.0mN

**APPENDIX A/4**

Plot Ref: BPM-Y73-PRA-1 [LOCATION MAP]  
Commercial Premises - Royal Oak, Swords Rd., Santry

BLUE - overall building footprint  
RED - associated external curtilage  
BLACK - OSi digital vector mapping

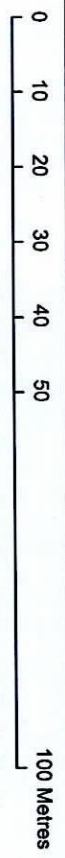
Signed: \_\_\_\_\_  
David Meagher MRICS  
BPM Surveys Limited  
27th January 2023

740097.1mN

740097.1mN

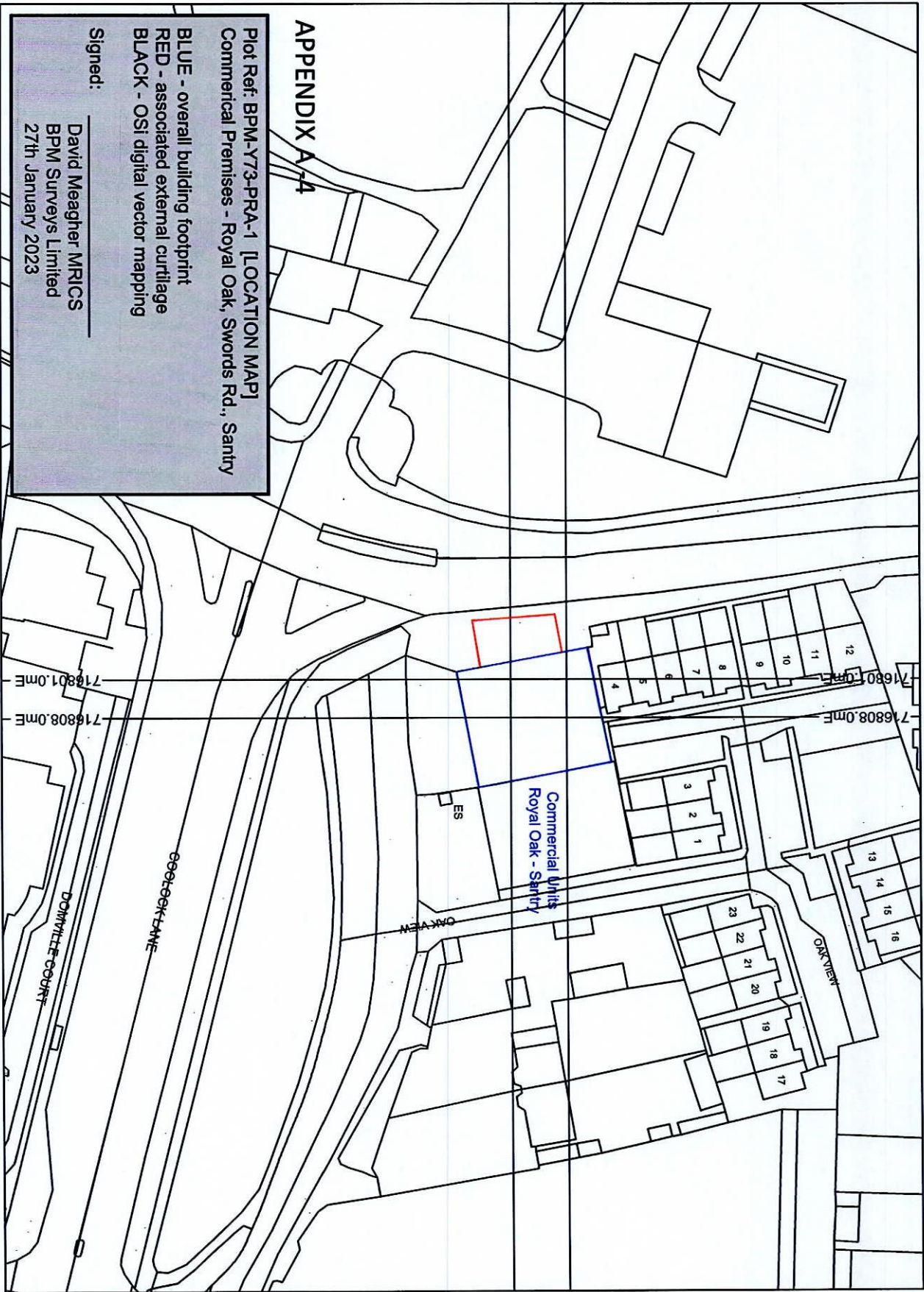
716678.9mE

716911.9mE



Scale: 1:1000 @ A4 (based on OSi digital mapping)  
ITM projection coordinates

© Ordnance Survey Ireland Government of Ireland  
© BPM Surveys Limited 2023





# The Property Registration Authority An tÚdarás Clárúcháin Maoinne



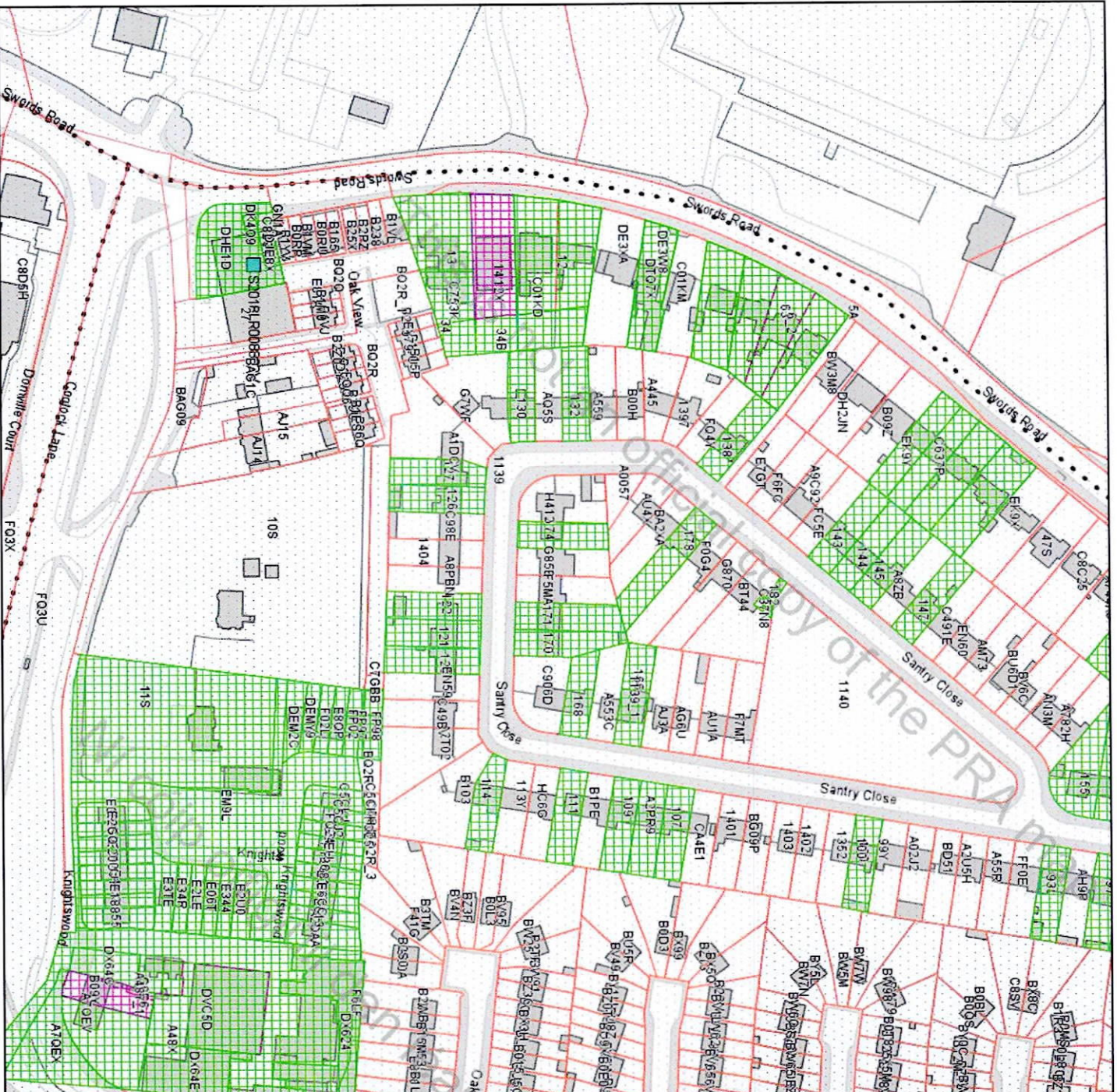
Official Property Registration Map

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale accuracy is limited to that of the original OSI Map Scale.

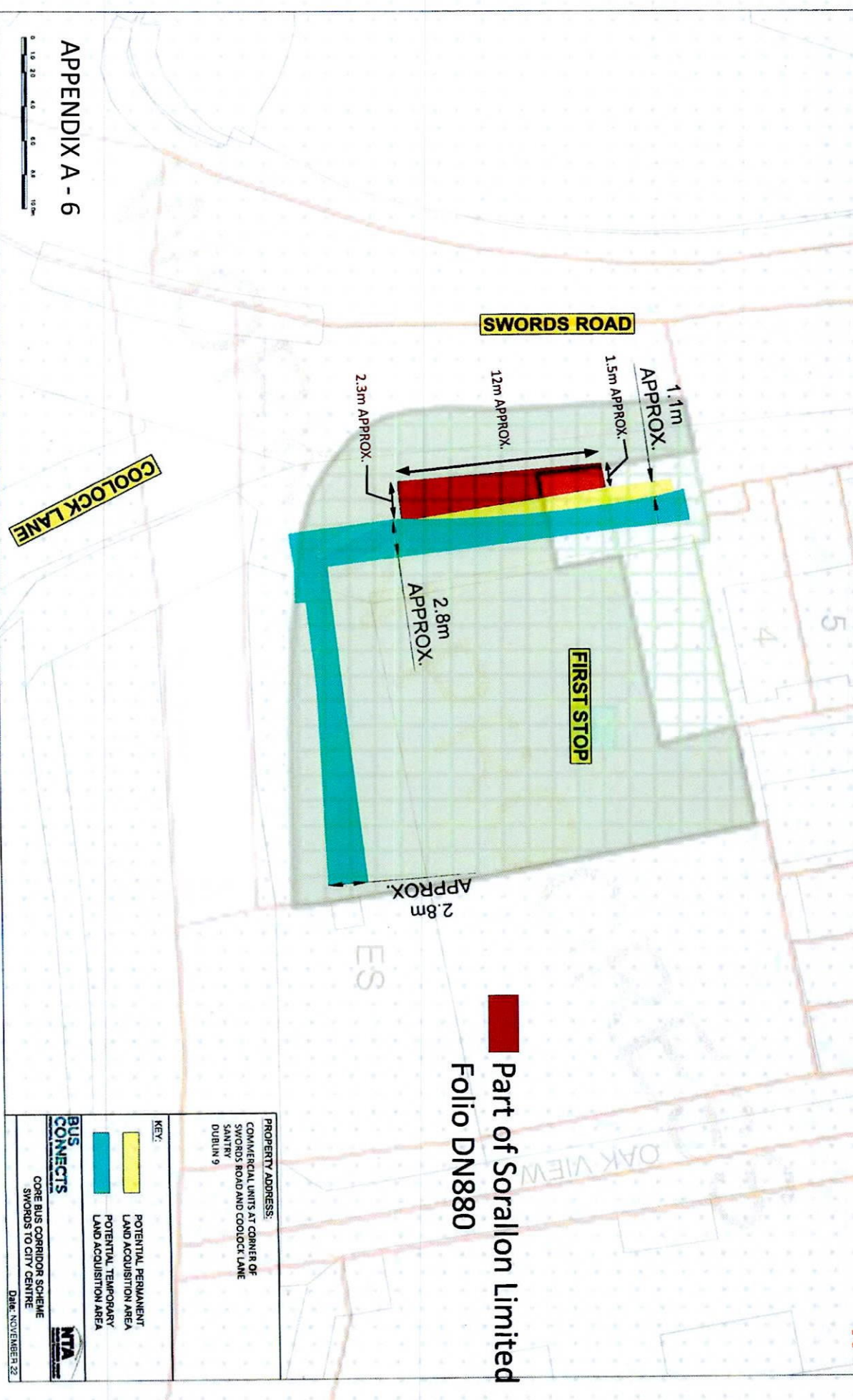
For details of the terms of use, and limitations as to scale, accuracy and other conditions relating to Land Registry Maps, see [www.pra.ie](http://www.pra.ie).

This map incorporates Ordnance Survey Ireland (OSI) mapping data under a licence from OSI. Copyright © OSI and Government of Ireland.





NOTE:  
 THIS MAP ATTACHMENT IS TO BE READ IN CONJUNCTION WITH  
 THE LAND OWNER LETTER SUPPLIED. ALL INFORMATION SHOWN  
 IS WORK IN PROGRESS AND SUBJECT TO DESIGN DEVELOPMENT.



APPENDIX A - 6

COOLOCK LANE

SWORDS ROAD

FIRST STOP

Part of Sorallon Limited  
 Folio DN880

PROPERTY ADDRESS:  
 COMMERCIAL UNITS AT CORNER OF  
 SWORDS ROAD AND COOLOCK LANE  
 SAINTE  
 DUBLIN 9

KEY:

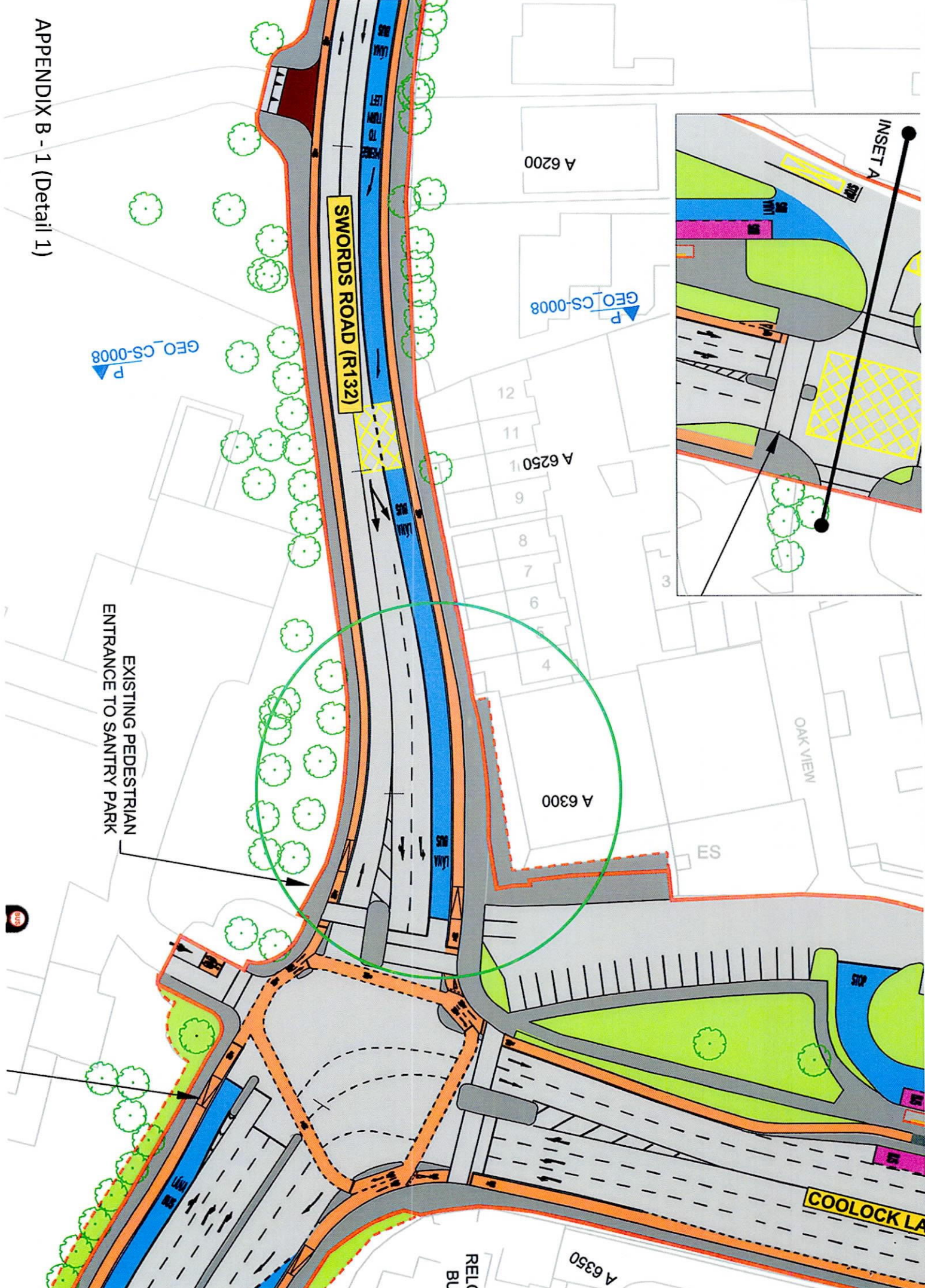
- POTENTIAL PERMANENT LAND ACQUISITION AREA
- POTENTIAL TEMPORARY LAND ACQUISITION AREA
- POTENTIAL PERMANENT LAND ACQUISITION AREA

**BUS CONNECTS**  
 CORE BUS CORRIDOR SCHEME  
 SWORDS TO CITY CENTRE

NTA  
 DATE: NOVEMBER 22

## APPENDIX B:





APPENDIX B - 1 (Detail 1)



APPENDIX B



Fig. 2 – Photo 1

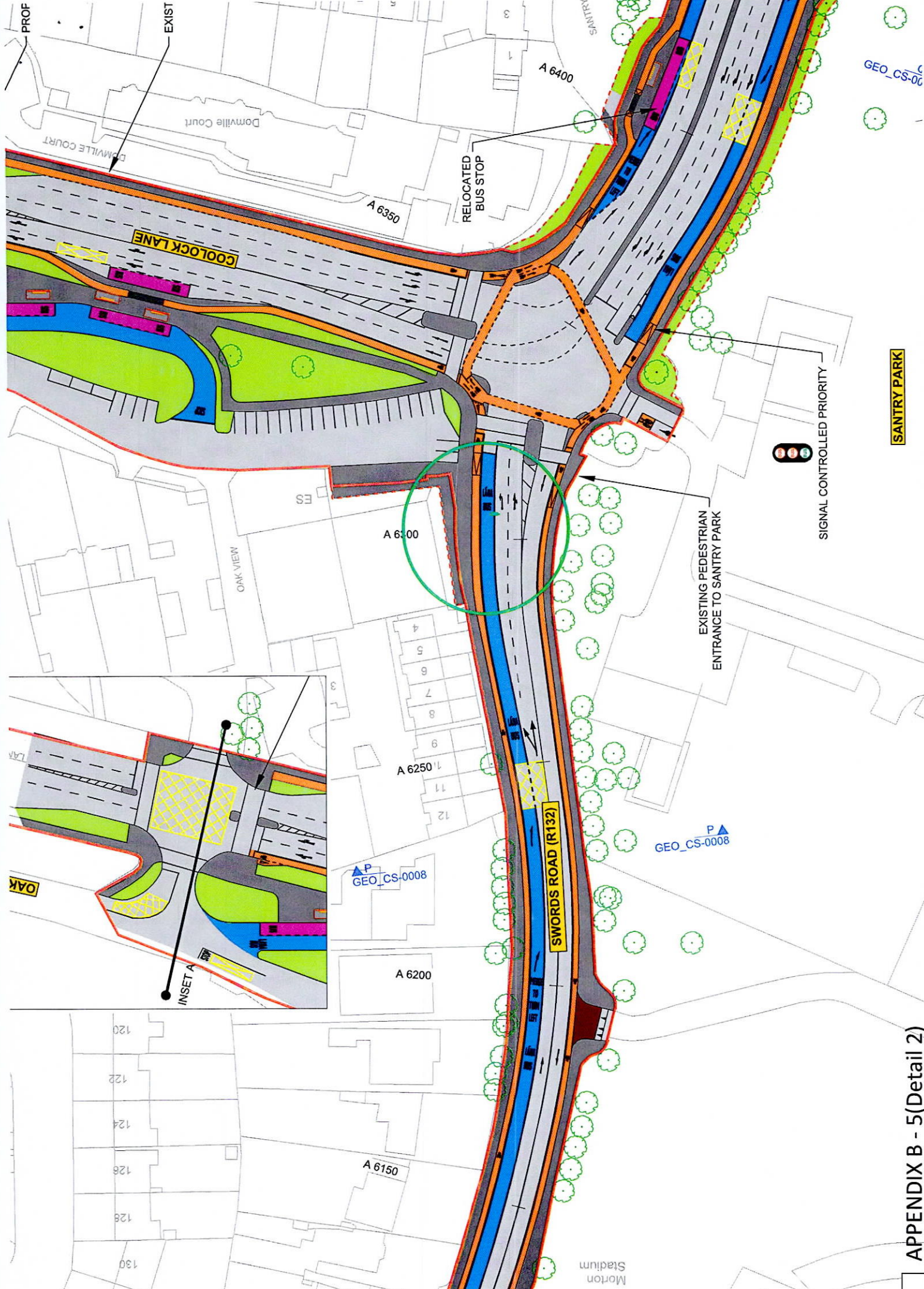


Fig. 3 – Photo 2



Fig. 4 – Photo 3





# APPENDIX C:







APPENDIX C -2



Fig. 2 Coolock Lane Street View