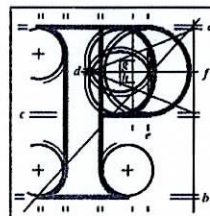


Our Case Number: ABP-317164-23

Your Reference: The Coach Ltd



**An
Bord
Pleanála**

Corr
Oakwood
Mountrice
Monasterevin
Co. Kildare
W34 DX27

Date: 27 June 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, The Coach Ltd. 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- (ii) all objections made are subsequently withdrawn, or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
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: TC/JR

CORR

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: The Coach Ltd C/O Hugh Curran, College House, Rock Rd, Blackrock, Co. Dublin
Property: Coachmans Inn, Cloghran, Swords, Co. Dublin
CPO Refs: 1026 and 1053

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 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 premises and also for all of the businesses in the area.

6. Boundary Treatment

There is a lack of clarity 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

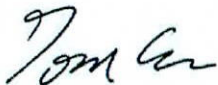
There is a lack of clarity in relation to the impact of the scheme on footpaths and cycle paths.

9. Other Matters

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.

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: [REDACTED]

Sarah Caulfield

From: Sarah Caulfield
Sent: Tuesday 27 June 2023 09:59
To: je [REDACTED]
Subject: RE: Swords to City Centre Core Bus Corridor Scheme

Hi Jennifer,

The Board acknowledges receipt of your email and attached submission on behalf of your client, The Coach Ltd in relation to ABP-317164-23.

Kind Regards,
Sarah

From: [REDACTED]
Sent: Tuesday, June 27, 2023 9:14 AM
To: Sarah Caulfield <s.caulfield@pleanala.ie>
Cc: SIDS <sids@pleanala.ie>
Subject: RE: Swords to City Centre Core Bus Corridor Scheme

Hi Sarah,

Please see attached Objection Letter with landowner details and plot number thereon.

Please confirm receipt of this letter.

Kind Regards,

Jennifer Ryan

Office Manager

Corr

WE HAVE MOVED OUR OFFICES TO: OAKWOOD, MOUNTRICE, MONASTEREVIN, CO KILDARE, W34 DX27.

Mob: [REDACTED]

Tel: (045) 254211

Email: [REDACTED]

Web: 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.

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From: Sarah Caulfield <s.caulfield@pleanala.ie>
Sent: Monday 26 June 2023 16:05
To: [REDACTED]
Subject: RE: Swords to City Centre Core Bus Corridor Scheme

Hi Jennifer,

Further to our telephone conversation in relation to this correspondence, please confirm landowner details/plot number for this objection.

Kind Regards,
Sarah

From: [REDACTED]
Sent: Wednesday, June 7, 2023 3:46 PM
To: SIDS <sids@pleanala.ie>
Cc: 'Tom Corr' <[REDACTED]>
Subject: Swords to City Centre Core Bus Corridor Scheme

Dear Sirs,

I attach an Objection/Submission Letter prepared by Tom Corr on behalf of his client, The Coachman's Inn on the Swords to City Centre Core Bus Corridor Scheme.

Please confirm safe receipt of this email.

Please note that we have moved offices and our new postal address is below.

Kind Regards,

Jennifer Ryan
Office Manager

Corr

WE HAVE MOVED OUR OFFICES TO: OAKWOOD, MOUNTRICE, MONASTEREVIN, CO KILDARE, W34 DX27.

Mob: [REDACTED]

Tel: (045) 254211

Email: [REDACTED]

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