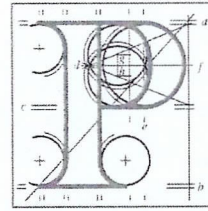


**Our Case Number:** ABP-317660-23



**An  
Bord  
Pleanála**

The Estate of Joy Ordman  
c/o Shoshana Khan & Semone Eppel  
1 Hive Road  
Bushy Heath  
Herts  
London  
WD23 1JG  
England

**Date:** 20 October 2023

**Re:** Busconnects Kimmage to city centre core bus corridor scheme  
Kimmage, Dublin

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above-mentioned proposed road development and will take it into consideration in its determination of the matter.

Please note that the proposed road development shall not be carried out unless the Board has approved it or approved it with modifications.

The Board has also received an application for confirmation of a compulsory purchase order which relates to this proposed road development. 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 in due course on this matter. The Board shall also make a decision on both applications at the same time.

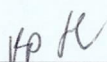
If you have any queries in relation to this matter please contact the undersigned officer of the Board at [laps@pleanala.ie](mailto:laps@pleanala.ie)

Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

<b>Teil</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>	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
<b>Ríomhphost</b>	<b>Email</b>	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Yours faithfully,

  
\_\_\_\_\_  
Eimear Reilly  
Executive Officer  
Direct Line: 01-8737184

HA02A

**Teil**  
**Glaó Áitiúil**  
**Facs**  
**Láithreán Gréasáin**  
**Riomhphost**

**Tel** (01) 858 8100  
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64 Sráid Maoilbhríde  
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D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

**AN BORD PLEANÁLA**  
LDG- \_\_\_\_\_  
ABP- 317682-23 (KA)  
**18 OCT 2023**  
Fee: € \_\_\_\_\_ Type: \_\_\_\_\_  
Time: 9:20am By: REC-POST

The Estate of Joy Ordman, Deceased  
c/o Shoshana Khan & Semone Eppel  
1 Hive Road  
Bushy Heath  
Herts  
London WD23 1JG  
United Kingdom

10<sup>th</sup> October 2023

An Bord Pleanála  
Strategic Infrastructure Division  
64 Marlborough Street  
Dublin 1 D01V902

**Objection to the Kimmage to City Centre Core Bus Corridor Scheme Compulsory Purchase Order 2023. Plot List: 1001(1).1a. Easement Plot List: CA**

Dear Sirs

We are the Executors of the Estate of Joy Ordman, Deceased and we now put forward our considered objections on behalf of the estate, on both legal and planning grounds, to aspects of the proposed Kimmage to City Centre Core Bus Corridor Scheme.

The Estate of Joy Ordman is the owner of 11-13 Sundrive Road and is therefore an affected landowner. It is affected by the proposed CPO 2023 which will significantly impact 11-13 Sundrive Road and its tenants by the proposed permanent acquisition of their private rights within the area shaded orange and labelled "CA" on the deposit map reference 0011-DM-0003 associated with plot reference 1001(1).1a as described in Part I of the Schedule; by the proposed acquisition from Dublin City Council of the car park; by the creation of the Dodder Cycle way immediately adjoining the side access to 11-13 Sundrive Road; by the restriction to deliveries and collections to the side and rear of 11-13 Sundrive Road and by the creation and use of the proposed K1 Construction Compound for the duration of the project.

The CPO impacts on 11-13 Sundrive Road are briefly summarised by us as follows:

- The creation of the 2-way Dodder Cycleway immediately adjoining the side access door to 11-13 Sundrive Road, will create a dangerous juxtaposition of competing interests with cyclists moving at speed immediately adjoining the doorway. This is unacceptable and creates a health and safety hazard for all. It limits access for deliveries and could result in the abandonment of the use of this emergency and deliveries door for its intended purposes.
- The creation of the Dodder Cycleway immediately adjoining the side frontage of 11-13 Sundrive Road is unacceptable and will completely restrict access for the maintenance of 11-13 Sundrive Road to include the roof and the existing advertising hoarding. The presence of the Dodder Cycleway will limit the potential for the placing of ladders and hoists for repairs, renewals, and general maintenance. Any restrictions on future access will greatly affect the maintenance and repair of 11-13 Sundrive Road and the advertising hoarding situated on the side of the building.



- The creation of the Dodder Cycleway will reduce the access for the future redevelopment potential of the side and rear of 11-13 Sundrive Road and will greatly increase the cost of redevelopment construction.
- The existing side and access arrangements for collections and deliveries to 11-13 Sundrive Road will be greatly compromised under the proposed new arrangements. This is unacceptable and it should be noted that the rear laneway is in constant use and the reduced access width shared with delivery vehicles to the side and rear of the parade of shops is a health and safety risk to both future cyclists and occupiers. It will also limit the turning area for vehicles exiting the service laneway and create a hazard.
- The CPO Order does not provide details of the future legal and title information in respect of the reduced and narrowed access route for vehicles leading to rear of the various shops and commercial premises situated on this section of Sundrive Road for collection and deliveries.
- It is not clear how the post works access arrangements will operate, if at all, and it has not been stated if it is intended to offer new legal rights to the Estate of Joy Ordman to pass and re-pass over the route being proposed as a new cycle route.
- The proposed conversion of the entire car park adjoining 11-13 Sundrive Road into a construction compound K1 for the entire duration of the construction works for the scheme is unacceptable. During construction it will render all the existing 19 car parking spaces unusable and will restrict vehicular and pedestrian access to the rear of the immediately adjoining parade of shops of which 11-13 Sundrive Road forms part.
- The presence of the construction compound will be hazardous, and the proposed erection of a construction crane will affect the safety of the emergency escape and side access to 11-13 Sundrive Road. The non availability of car parking will also mean that the residential tenants residing in 11-13 Sundrive Road and their visitors, will be unable to avail of permit parking, out of hours and evening car parking during the construction period.
- On completion of the scheme, the proposed significant reduction by 8 public car spaces situated immediately adjoining 11-13 Sundrive Road, will reduce the current ease of parking availed of by customers accessing the shops on Lower Kimmage Road, and will in turn result in reduced turnovers for the tenants of 11-13 Sundrive Road. It will impact negatively on tenant deliveries and collections and will reduce the desirability of the location for retailing and business. Over time this will lead to reduced rents and lead to a reduction in the capital value of property.

In conclusion, we request that An Bord Pleanála revise and amend the proposed CPO Order considering the above serious legal and planning objections.

Your faithfully



Shoshana Khan

For and on behalf of the Estate of Joy Ordman, Deceased