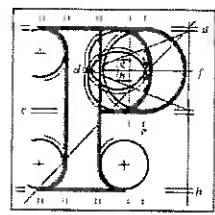


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Our Case Number: ABP-317742-23
Your Reference: Circle K Donnybrook



**An
Bord
Pleanála**

Coakley O'Neill Town Planning
NSC Campus
Mahon
Cork City
Co. Cork

Date: 10 October 2023

Re: BusConnects Bray to City Centre Core Bus Corridor Scheme
Bray to Dublin City Centre.

Dear Sir / Madam,

An Bord Pleanála has received your recent submission on behalf of your client, Circle K Donnybrook 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.

If you have any queries in relation to this matter please contact the undersigned officer of the Board at laps@pleanala.ie

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

HA03A

Teil	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 Baile Átha Cliath 1 D01 V902	64 Marlborough Street Dublin 1 D01 V902
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Part of Alimentation Couche-Tard

October 10, 2023

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Email: laps@pleanala.ie

**RE: BUSCONNECT BRAY TO CITY CENTRE BUS CORRIDOR SCHEME
CIRCLE K DONNYBROOK, DONNYBROOK ROAD, D04 K3T8 (ABP REFERENCE: HA27.317742)**

Dear Sirs,

We write to you in response to your letter dated 10 August 2023 regarding the proposed BusConnects Bray to City Centre Core Bus Corridor Scheme (HA27.317742) and associated Compulsory Purchase Order.

The proposed scheme will have a direct negative impact upon the Circle K Service Station, Donnybrook Road, D04 K3T8. In our capacity as Tenant, under the Proposed Compulsory Purchase Notice we were notified of a proposed permanent land acquisition of 96.6 sq m (Plot List: 1017(1).1c) together with a proposed temporary land acquisition of 202.3 sq m (Plot List: 1017(2).2c).

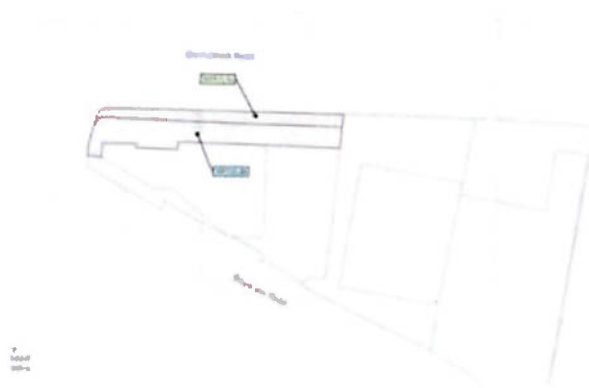


Fig. 1 – Extract from NTA Notice of making a Compulsory Purchase Order

Division Address

Circle K Ireland Energy Limited
Circle K House,
Beech Hill,
Clonskeagh, Dublin 4

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It is clear that the proposed Compulsory Purchase Order will have a significant negative impact on our trading business and its operation. The service station will potentially be rendered unavailable to operate and trade for an undefined period of time, during the period of the temporary land acquisition in particular. No detail on the proposed time duration of the temporary acquisition Plot List: 1017(2).2c or the nature of the works have been provided to us. Based on the map provided, under Plot Lists: 1017(1).1c and 1017(2).2c both access and exit points into the service station will be acquired as part of the proposed temporary and permanent land acquisition. Consequently, the proposed Compulsory Purchase Order will have a significant impact on our business trade and profitability during any temporary land acquisition and the subsequent works. Effectively, the business will be closed to trade for the duration of the temporary acquisition. This will result in the loss of operational property and customer trade due to the works disruption, however temporary the works and duration may be. This will result in direct loss of sales and trade, affecting the profitability and viability of the business.

The proposed temporary land take is located directly adjacent to the two no. fuel dispensers both of which will not be accessible or operational as a result of the temporary land acquisition. In addition, the MID totem fuel pricing sign is located on or within close proximity to the area outlined in Plot List: 1017(1).1c. The operation and function of this signage is vital to our business, particularly due to its high profile visibility to passing traffic. Any impact on this signage as a result of the proposed CPO either through non operational use or its relocation will have a detrimental impact upon trade and footfall into the service station.

In addition, we would highlight that the underground forecourt stormwater and contaminated stormwater drainage lines and system is located in close proximity to the area identified under Plot List 1017(1).1c which is subject to a proposed permanent land acquisition.

It is our first-hand experience that any such temporary disruption to the service station will lead to a temporary loss of trade. Moreover, it will also result in a permanent loss of customer base due to changes in customer behaviour during this intervening period, due to the disruption to site entry, exit and visibility during the period. Have no doubt that this will have a permanent effect.

Any land acquisition whatsoever to the service station will have a negative effect on its future viability. The proposed Compulsory Purchase Order will have a very significant impact on the service station during construction works. The disruption to trade during these works will result in loss of trade and sales. It will also have permanent and detrimental implications of a significant nature our fuel signage, fuel infrastructure and overall operations of the site, as it seeks to essentially reduce the high profile nature of the service station.

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We wish to put it on record that we greatly support sustainable public transport initiatives however we simply cannot support the proposed BusConnects Bray to City Centre Bus Corridor scheme and the associated CPO and vehemently object to the current proposal at our service station for the concerns outlined above and contained within this Objection.

In conclusion, we do not accept the proposed CPO and vehemently object to it.

Yours faithfully

A handwritten signature in blue ink, appearing to be "G. Lawlor".

Gordon Lawlor
Managing Director

Circle K Ireland

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