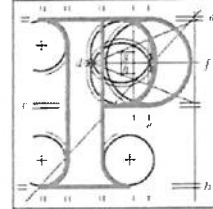


Our Case Number: ABP-317742-23

Planning Authority Reference Number:



**An
Bord
Pleanála**

Four Star Pizza
c/o Peadar Smyth Castle Street
Bray
Co. Wicklow

Date: 11 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 in relation to the above-mentioned proposed road development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

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

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

Yours faithfully,

Eimear Reilly
Executive Officer
Direct Line: 01-8737184

HA02A

Teil	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1890 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

FOUR STAR PIZZA®

Four Star Pizza,
Castle Street,
Bray,
Co. Wicklow

8th October 2023

Compulsory Purchase Order Ref. 1039 (Castle Street, Bray)

AN BORD PLEANÁLA	
LDG- <u>067265-23</u>	
ABP- _____	
09 OCT 2023	
Fee: € <u>50</u>	Type: <u>c/c</u>
Time: <u>11:51</u>	By: <u>Hend</u>

To whom it may concern,

I, Peadar Smyth, owner of Four Star Pizza Bray wish to lodge a submission re the proposed bus corridor by NTA through Castle Street, Bray, Co. Wicklow for the following reasons:

- 1. Business survival:** We are a thriving food delivery business and on most nights will have up to 10 delivery drivers and take away customers. By taking our car parking spaces away means we can't function as a business.
- 2. Uncertainty on timing:** When works start the planning states that the whole car park will be taken over for the time of the roadworks, meaning no provision of customer/staff access. How long will it take to complete? Our business depends on short term car parking for pick up and delivery .
- 3. No clarity on alternative parking for staff & customers:** Where is the provision of car parking spaces for the above? There is a vacant site next door which would ease the situation. If they can make a CPO for several business spaces they can do the same also with this site to ensure the survival of the existing business.
- 4. Lack of consideration for local business community:** On the plans there is no provision for any loading bays for the businesses on the left hand side of Castle Street (heading towards Main Street, Bray). At present there are 18 commercial units potentially impacted by this, indicating that there is no appetite to engage with the thriving business community in Castle Street. These cannot be ignored. The only way of getting deliveries to these premises will be by trucks parking on the bus corridor. Nothing on the plans submitted indicate otherwise.
- 5. Benefits of the bus corridor are unclear:** Can you please explain the difference between a bus corridor and a bus lane? We already have a bus lane on Castle Street. Why the need for all this expense and disruption and potential loss of jobs?
- 6. No clear link with planned future developments in the area:** The most frustrating thing from the whole exercise is the bus corridor will come to an abrupt end at the Fran O'Toole bridge (bottom of Bray Main Street). Until such a time the widening of the bridge the whole exercise defeats the purpose and just creates a bottleneck on Castle Street. NTA states that their only brief is to the start of the bridge. Any works to the bridge will be part of other works. In other words it's not their problem. It will be the problem for business/residents when they are left to deal with this upheaval.
- 7. Lack of consistency in traffic planning:** The bus corridor on the main St has been closed and made a bicycle lane. Where is the free flow of traffic?