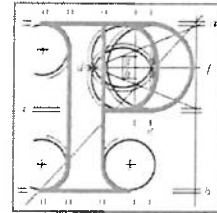


**Our Case Number:** ABP-317742-23

**Planning Authority Reference Number:**



**An  
Bord  
Pleanála**

Shanganagh Marble & Stone Centre  
Dublin Road  
Bray  
Co. Wicklow  
A98 Y642

**Date:** 13 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](mailto: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
Glaio Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<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

Our Reference                      Your Reference                      Date  
COCL/LU/2771                      10/10/2023



**Conor Ó Cléirigh & Company**  
CHARTERED VALUATION SURVEYORS

38/39 Fitzwilliam Square West,  
Dublin 2,  
D02 NX 53.

Telephone: (01) 809 6030  
Email: [info@ocleirighco.ie](mailto:info@ocleirighco.ie)

**The Secretary**  
**An Bord Pleanála**  
**64 Marlborough Street**  
**Dublin 1**  
**DO1 V902**

<b>AN BORD PLEANÁLA</b>	
<b>LDG-</b>	<u>067615-23</u>
<b>ABP-</b>	<u>317742-23</u>
<b>10 OCT 2023</b>	
<b>Fee: €</b>	<u>                    </u> <b>Type:</b> <u>                    </u>
<b>Time:</b>	<u>15:45</u> <b>By:</b> <u>Hand</u>

**Proposed Bray to City Centre Core Bus Corridor Scheme Compulsory Purchase Order 2023**  
**Our client's; Shanganagh Marble & Stone Centre Dublin Road, Bray, A98Y642**  
**Plot List 1075(1).1c, 1075(2).2c, 1075(3).2c, 1079(1).1c, 1079(2).2c**

Dear Sirs,

We act as chartered valuation surveyors for our client and are writing to object to the proposed compulsory purchase (both temporary and permanent) of our client's legal interest in the above property to facilitate the proposed Bray to City Centre Core Bus Corridor Scheme.

Our grounds of objection are:

- Protected Structure Status of the property
- Land use zoning of the property
- Negative impact on the client's business operations
- Alternative options to facilitate the scheme

We expand below on these grounds of objection; -

## Protected Structure Status

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The unique characteristics of the property and its's historical importance are recognised by Dun Laoghaire Rathdown Council in its own Development Plan herein the property has a protected structure status (reference 1858) as per table below.

Address	Reference	Description	Year	Category
Shanganagh Marble and Stone Centre (formerly Hackett Memorial Hall)	Dublin Road, Bray, Dublin 18.	Railings and Gates and Granite Milestone (Note: Hall (former) also Protected Structure)	1858	14
Shanganagh Marble and Stone Centre (formerly Hackett Memorial Hall)	Dublin Road, Bray, Dublin 18.	Hall (former) (Note: Railings and Gates and Granite Milestone also Protected Structures)	1858	14

The listing refers to the building and the curtilage of same.

A protected structure is a structure that a planning authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. E with a land use zoning GB.

A structure listed on the planning authority's Record of Protected Structures (RPS) means that their importance is recognised, they are legally protected from harm and all future changes to the structure are controlled and managed through the development control process (for example, planning permission) or by issuing a declaration under Section 57 of the Planning and Development Act 2000.

If a structure is included in the RPS, the protection extends to:

- The interior of the structure.
- The land in its curtilage. Curtilage means the land and outbuildings immediately surrounding a structure which is (or was) used for the purposes of the structure.
- Any other structures on that land and their interiors.
- All fixtures and features forming part of the interior and exterior of the protected structure or any structure on the property.

## Land Use Zoning

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The importance of the subject property is acknowledged by DRCC where it has designated the property and lands surrounding a GB land use zoning.



## Negative impact on the client's business operations

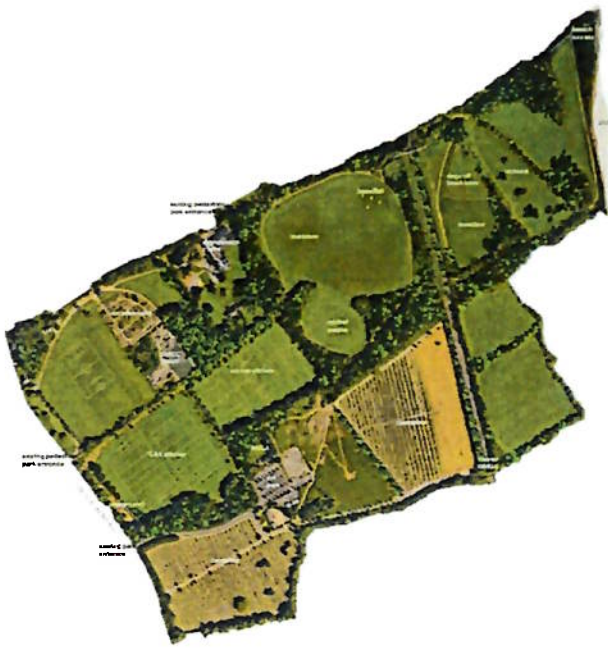
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It should also be noted that the proposed compulsory purchase acquisitions will have a significant impact, both temporary and permanent, on our client's business operations at this location. The nature of our client's business dictates a regular delivery and collection of stone and associated heavy materials on a daily basis and any interface with same will severely restrict and impact on everyday operations and profitability. The scheme if allowed to proceed will also interfere with the continuous use of the forecourt area outside the property which currently allows customers to park and visit the property to discuss and view headstones and associated memorials for the departed.

## Alternative options to facilitate the scheme

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The local authority for the area own and operate Shanganagh Cemetery which is directly opposite the subject property as shown on the drawing below. The cemetery and adjoining park are the subject of a masterplan titled "Shanganagh Cemetery Masterplan" which provides for the relocation of the existing vehicle entrance to the facility as shown on the drawing below:



EXISTING PARK LAYOUT



PROPOSED PARK LAYOUT

It is our submission that the proposed road widening works can take place on the lands on the far side of the road already in public land ownership and still accommodate the aspirations and of the masterplan. These lands are zoned land use "F" under Dun Laoghaire Rathdown Council in its own Development Plan and we would submit that the land use zoning can accommodate such a proposal.

In summary the scheme as proposed should be amended to avoid our client's property for the reasons outlined above.

We would ask you to acknowledge a receipt of our letter.

Yours faithfully,

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Conor Ó Cléirigh & Co.  
Chartered Valuation Surveyors