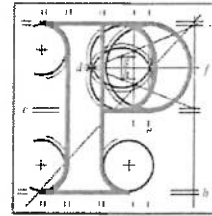


**Our Case Number:** ABP-317742-23

**Your Reference:** Trustees of St James Church, c/o Robert Thompson



**An  
Bord  
Pleanála**

Sudway & Company Limited  
Riversdale House  
Riversdale View  
Ballyboden Road  
Rathfarnham  
Dublin 14

**Date:** 16 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 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,

Sarah Caulfield  
Executive Officer  
Direct Line: 01-8737287

HA02A

Teil (01) 858 8100  
Glao Áitiúil LoCall 1890 275 175  
Facs Fax (01) 872 2684  
Láithreán Gréasáin Website [www.pleanala.ie](http://www.pleanala.ie)  
Ríomhphost Email [bord@pleanala.ie](mailto:bord@pleanala.ie)

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

# SUDWAY & COMPANY LIMITED CHARTERED SURVEYORS

N. SUDWAY, MRICS, MSCSI, FCI Arb. M.MII

Riversdale House  
Riversdale View  
Ballyboden Road  
Rathfarnham  
Dublin, 14

<b>AN BORD PLEANÁLA</b>	
LDG- <u>067454-23</u>	Tel. No. 01-4061512
ABP- <u>317742-23</u>	Fax No. 01-4061517
09 OCT 2023	
Fee: € _____	Type: _____
Time: <u>15:27</u>	By: <u>Hond</u>

An Bord Pleanala,  
64 Marlborough Street,  
Dublin 1.

9<sup>th</sup> October, 2023

Re: Bray to city Centre Core Bus Corridor Scheme  
Compulsory Purchase Order 2023

Mr. Robert Thompson, on behalf of the Trustees of St James Church Ref No. 1067.

Dear Sir/Madam,

With regards to the above matter, I can confirm that I have been instructed by the above named land owner to act on their behalf in relation to the matter. Following on from the issuance of the Compulsory Purchase Order on the 10<sup>th</sup> August 2023.

While my Clients in principle have no issue with the overall concept of the proposed scheme there are certain issues which we feel have not be adjacently addressed in the documents submitted, which we have viewed on line. While the documents state that "The Stone piers and railings forming the boundary of Crinken Church remain untouched." There is no further mention of my Clients property and in particular there is no mention to the reinstatement of the existing boundary wall for the Parsonage. It is also not clear from the information contained in the documents whether or not the existing mature tree screen ,at the Parsonage, which lies in the temporary acquisition area will have to be removed and if so what form of replacement will be provided. It would be my Clients preference that these trees be retained if at all possible. There are currently no sections are profiles available in the information or drawings contained on the website which would indicate whether or not the levels of the proposed revised accesses to the Church and the Parsonage will be altered. In the event that the access ways are altered there may well be a requirement for alternative drainage to be provided on my Clients retained lands that are not the subject of the CPO.

We would also like to point out that the existing scheme may well also affect the entrance to Saint James's lodge which lies to the north St James Church and no CPO. documentation has been served in relation to this.

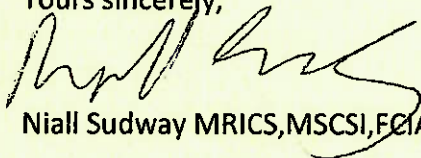
There is also no indication as to how long these works will take, this information is vital from my Clients perspective.

In these circumstances, my Clients believe that in the absence of an oral hearing they will not be permitted to make an effective case for their legitimate concerns. My Clients therefore request that the Bord hold a Oral hearing in the matter and my Clients reserve the right to be represented, to cross examine any witnesses and to make any further submissions should other information become available.

Given the total lack of design being put forward by the applicant it is our view that it would be premature for the Bord to make a decision in favour of the scheme as currently being presented. It is unlikely that Planning permission for any other form of development would be granted on the information currently being provide. To confirm the order as presently presented would constitute a infringement of my Clients constitutional right to the quiet enjoyment of their property.

We would also request that if the NTA provide the Bord with any information which would be relevant to my Clients property or which respond to the contents of this submission or my previous correspondence to them, that we should be copied the same so that we can consider the contents and address this information in a timely manner.

Yours sincerely,



Niall Sudway MRICS, MSCSI, FCIARbM. MII