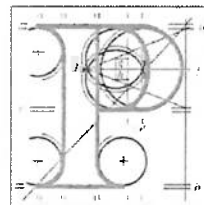


**Our Case Number:** ABP-317780-23



**An  
Bord  
Pleanála**

Aaron Wootton  
Chariot Inns Limited  
The Orchard  
Dublin Road  
Bray  
Co. Dublin  
A90D8Y0

**Date:** 17 October 2023

**Re:** Bray to City Centre Core Bus Corridor Scheme Compulsory Purchase Order 2023  
Bray to Dublin City Centre

Dear Sir / Madam,

An Bord Pleanála has received your letter of objection in relation to the above mentioned compulsory purchase order.

In respect of same, please note that in circumstances where:

- (i) no objections are received by the Board within the period provided for making objections, or
- (ii) all objections made are subsequently withdrawn, or
- (iii) all objections made relate exclusively to matters which can be dealt with by a property arbitrator the Board will inform the local authority as appropriate and, in such circumstances, the local authority can itself confirm the order with or without modification or refuse to confirm the order in accordance with the provisions of section 216 of the Planning and Development Act, 2000, as amended.

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 on this matter in due course.

If you have any queries in the meantime 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 Maoilbhride	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Yours faithfully,



Sarah Caulfield  
Executive Officer  
Direct Line: 01-8737287

CH02

**Teil**  
**Glaó Áitiúil**  
**Facs**  
**Láithreán Gréasáin**  
**Ríomhphost**

**Tel**  
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[www.pleanala.ie](http://www.pleanala.ie)  
[bord@pleanala.ie](mailto:bord@pleanala.ie)

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

Aaron Wootton,  
Chariot Inns Limited,  
The Orchard,  
Dublin Road,  
Bray,  
Dublin A90 D8Y0

9th October 2023

10/10/23 €50  
Paul J. Doherty

<b>AN BORD PLEANÁLA</b>	
LDG-	<u>067490-23</u>
ABP-	<u>RL-00 2335-23</u>
10 OCT 2023	
Fee: €	<u>50.00</u> Type: <u>Card</u>
Time: <u>14.36pm</u>	By: <u>HAND</u>

An Bord Pleanála,  
64, Marlborough Street,  
Dublin 1,  
D01 V902

**Observation regarding**

National Transport Authority (NTA),  
Dún Scéine, Lána Fhearchair,  
Baile Átha Cliath 2,  
D02 WT20

**Bray to City Centre Core Bus Corridor Scheme Compulsory Purchase Order 2023,**  
Schedule Part 1, Map number 1088(1).1b, Lands to be permanently Acquired at -  
Chariot Inns Limited, The Orchard, Crinken, Shankill, Co. Dublin, A98 D8Y0  
Area (Ha) 0.01323, Area (m2) 132.3

To whom it may concern,

I am a Director of the above affected Company and its lands as specified in Purchase Schedule 1/1088(1).1b

I submit this objection to the Compulsory Purchase Order. The proposed order seeks to acquire a section of land located approximately in the middle of the available road frontage for the affected field. The access to the Company land is presently via a gate located to the northern section of the land along the narrow Allies River Road. Other than this lane access, the remaining 10 acres of land is landlocked. In terms of future development potential of the lands, the main access to the site can only be via the road frontage along the eastern side of the plot. The proposed Order seeks to take a substantial section of the middle of the eastern road frontage. It is my belief that due to the existing width and contour of the road adjacent to the lands, the location of the proposed CPO effectively sterilises the remaining 10 acres of land as it will be impossible to achieve an access onto the main road that would allow safe passage of vehicles in and out of the site.

The main road alongside the remaining road frontage to the north of the proposed CPO narrows considerably and is unsuitable for an entrance to the lands. Access to the main road from the south of the proposed CPO would place any entrance on a difficult bend in the road with insufficient line of sight to oncoming traffic to allow safe passage of traffic.

At present, the lands are not zoned for residential development however this will inevitably change in the coming years. The company has plans for future access along the same frontage as the proposed CPO. Previous inspection of the property identified the location of the proposed CPO as the safest location for access to the lands. I believe it is also for this reason that the NTA seeks to acquire this section of the property.

I see that the NTA has not conducted an impact survey regarding the potential consequences of the CPO for future use of the company land and any future access to the existing road network. I believe there is sufficient land opposite the proposed CPO and located at Shanganagh Park. I believe this would have a negligible effect on the proposed corridor and would not sterilise the access to company lands.

I believe an assessment regarding the impact of the CPO and potential sterilisation of future access to the company lands should have been conducted. Whilst I am broadly in support of the proposal, I must object to the proposed CPO until such time as the NTA can confirm that future

access to the site will not be prevented or require modification or conditions as a result of the proposed CPO. I am happy to work with the NTA at this point in time to modify the plan to include an access point to the company lands that satisfies any future development potential and also meets the needs of the NTA.

Kind regards,

A handwritten signature in black ink, appearing to read 'Aaron Wootton', with a long horizontal flourish extending to the right.

Aaron Wootton,  
Director, Chariot Inns.

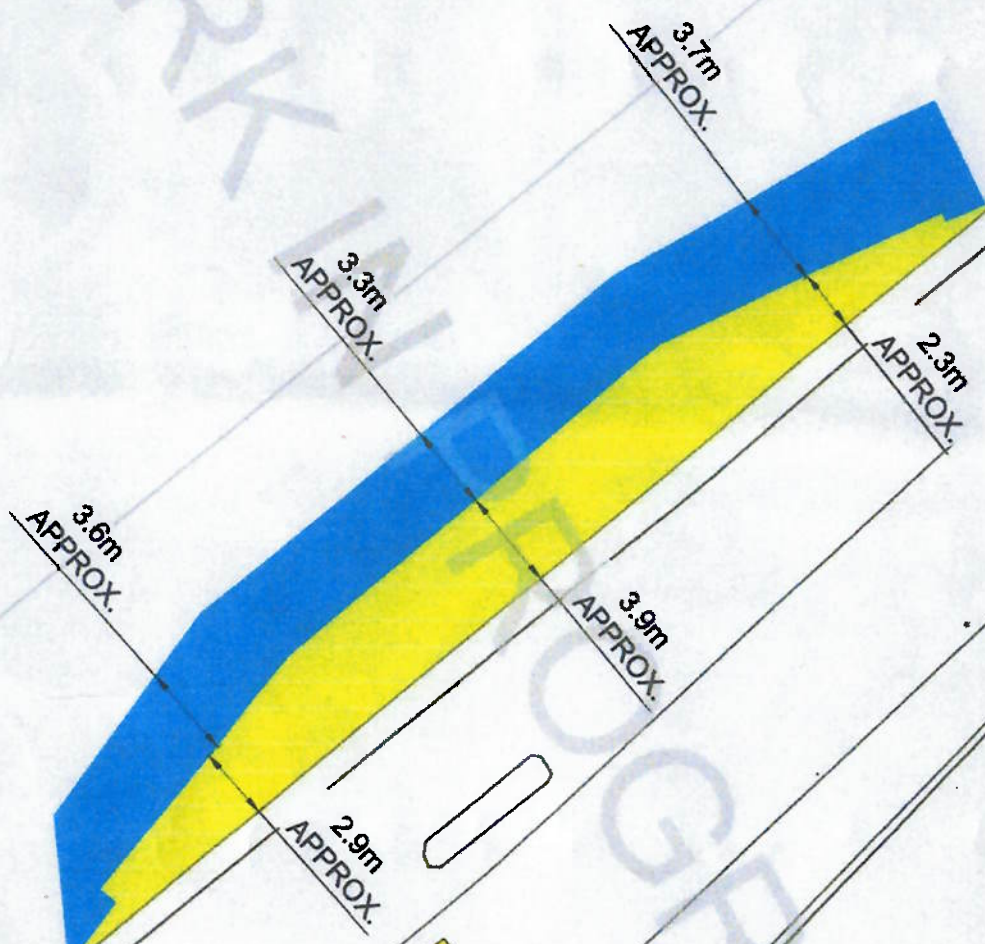
**SCHEDULE  
PART I**

**Lands Being Permanently Acquired**

Land other than land consisting of a house or houses unfit for human habitation and not capable of being rendered fit for human habitation at reasonable expense

Number on map deposited at NTA	Quantity, Description, and situation of land	Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers
1088(1).1b	Area (Ha): 0.01323 Area (m <sup>2</sup> ): 132.3 Description: Agriculture County: Dublin Address: Vacant lands, Dublin Road, Shankill, Dublin 18	Chariot Inns Ltd., The Orchard, Crincken, Shankill, Co. Dublin, A98D8Y0	None	Owner(s)

WORK



NOTE:  
 THIS MAP ATTACHMENT IS TO BE READ IN CONJUNCTION WITH  
 THE LAND OWNER LETTER SUPPLIED. ALL INFORMATION SHOWN  
 IS WORK IN PROGRESS AND SUBJECT TO DESIGN DEVELOPMENT.



**PROPERTY ADDRESS:**

LAND AT ALLIES RIVER ROAD / DUBLIN ROAD  
 DUBLIN ROAD  
 BRAY  
 CO. WICKLOW

**KEY:**

- POTENTIAL PERMANENT LAND ACQUISITION AREA
- POTENTIAL TEMPORARY LAND ACQUISITION AREA



CORNER BUS CORRIDOR SCHEME  
 BRAY TO CITY CENTRE

