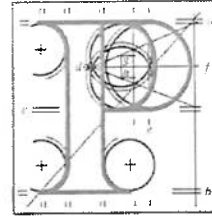


**Our Case Number:** ABP-317780-23

**Planning Authority Reference Number:**



**An  
Bord  
Pleanála**

Catriona McNally  
Sperrin  
Cross Avenue  
Blackrock  
Co. Dublin  
A94 Y2X5

**Date:** 16 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(ii) all objections made are subsequently withdrawn, or  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.

Yours faithfully,

Eimear Reilly  
Executive Officer  
Direct Line: 01-8737184

CH02

Tel	Tel	(01) 858 8100
Glaos 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

<b>AN BORD PLEANÁLA</b>	
LDG-	317780 (KA)
ABP-	067447-23
09 OCT 2023	
Fee: €	Type:
Time: 15.12	By: HAND

Sperrin,  
Cross Avenue,  
Blackrock,  
Co Dublin.  
A94Y2X5

9 October 2023

**BY HAND**

An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01V902

**Bray to City Centre Bus Corridor Scheme**  
**Compulsory Purchase Order 2023**  
**Plot list 1131(1).1e, 1131(2).2e**

Dear Sirs,

I wish to object to the proposed compulsory acquisition of the above referenced plots and the grounds of my objection are set out herein.

I am the owner of the property of the Property known as "Monaloe House" which is situated at the junction of Clonkeen Road and the N11 Bray Road, Eircode A94PP70. Please see attached a copy of the map attached to Folio DN 232 of which I am the owner. The image also includes an image of the parking/access area referenced in this objection for ease of reference.

The property, an industrial/commercial unit, has been occupied by Interlock Hardware ("Interlock") since 2002. Interlock's business is the supply of architectural ironmongery both to trade and personal customers. Interlock uses the area identified in the CPO for customer/staff carparking (6 employees) and to facilitate the delivery and collection of goods from its suppliers and its trade customers. Deliveries to the premises are made in large vehicles (20' to 40').

The documents furnished to me indicate that it is proposed to construct a cycle lane adjoining the carriageway of Clonkeen Road. For this purpose, it is proposed to compulsorily acquire a portion of the lands used by Interlock as outlined above and to temporarily acquire the remaining portion also used by Interlock as outlined above.

I wish to object to the making of the Compulsory Purchase Order on the following grounds: -

1. Interlock has exercised the right to use the area concerned since 2002 for customer/staff carparking and to facilitate the delivery and collection of goods.
2. During the proposed works there will be no access for these purposes thereby adversely affecting Interlock's ability to trade.
3. On completion of the works the ability of Interlock to trade will continue to be adversely affected:
  - (a) Delivery vehicles will no longer be able to access the premises safely and even if access is achieved exiting on to roadway will be hazardous.
  - (b) Customers will no longer be able to enter and exit the area safely.

4. This junction is unique to the Proposed Bray to City Centre Bus Corridor Scheme. There are 53 junctions in all and I do not believe that the issues outlined above occur with any other junction in the Scheme. Accordingly special consideration is warranted in relation to this junction. From the plans the treatment of this junction has been the same as others.

5. The long-term effect of these works will effectively sterilise the property and severely limit my ability to let same.

To summarise, the proposed permanent and temporary land take will have a detrimental effect on Monaloe House as it will effectively landlock the holding, thereby directly negatively affecting the existing occupiers and potential future development options in accordance with the site's zoning designation.

There will an intensification of use during the construction and operational period. This intensification is material in the context of confirming the CPO and warrants further analysis.

One of the tests as set out in the "Panning and Development Law" (Garrett Simons- Second Edition) requires consideration of whether the measures proposed under a compulsory purchase order will have an excessive or disproportionate effect on the interests of the affected persons. It is submitted that the areas to be acquired permanently and for temporary working are not proportionate and an alternative can be found while still achieving the community need.

For the reasons and considerations set out above it is submitted that An Bord Pleanála should not confirm the CPO without modification.

Finally if the Bord see fit to confirm the CPO, either with or without modification, I would request that the Bord direct the National Transport Authority (and its contractors) to enter into dialogue with Interlock regarding access prior to the commencement of the works and to provide to Interlock at least 6 weeks' notice of the date of commencement of the works.

Yours sincerely

  
Catriona McNally

