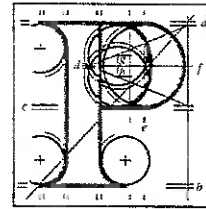


Our Case Number: ABP-317780-23

Your Reference: Circle K Donnybrook



**An
Bord
Pleanála**

Coakley O'Neill Town Planning
NSC Campus
Mahon
Cork City
Co. Cork

Date: 10 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 on behalf of your client, Circle K Donnybrook 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- (ii) all objections made are subsequently withdrawn, or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. 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

CH03

Tel (01) 858 8100
Glaao Áitiúil LoCall 1800 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



Part of Alimentation Couche-Tard

October 10, 2023

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Email: laps@pleanala.ie

**RE: BUSCONNECT BRAY TO CITY CENTRE BUS CORRIDOR SCHEME
CIRCLE K DONNYBROOK, DONNYBROOK ROAD, D04 K3T8 (ABP CPO REF: KA27.317780)**

Dear Sirs,

We write to you in response to your letter dated 10 August 2023 regarding the proposed Compulsory Purchase Order (KA27.317780), relating to the BusConnects Bray To City Centre Core Bus Corridor Scheme.

The proposed scheme will have a direct negative impact upon the Circle K Service Station, Donnybrook Road, D04 K3T8. In our capacity as Tenant, under the Proposed Compulsory Purchase Notice we were notified of a proposed permanent land acquisition of 96.6 sq m (Plot List: 1017(1).1c) together with a proposed temporary land acquisition of 202.3 sq m (Plot List: 1017(2).2c).

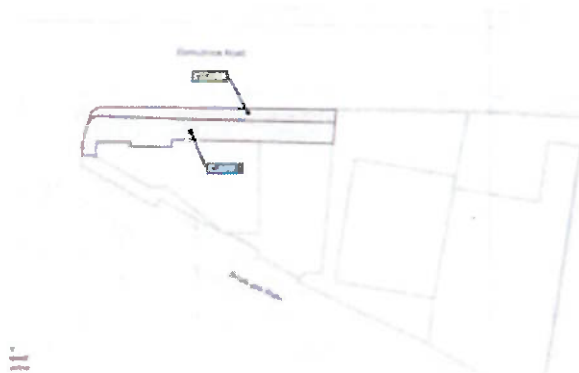


Fig. 1 – Extract from NTA Notice of making a Compulsory Purchase Order

Division Address
Circle K Ireland Energy Limited
Circle K House,
Beech Hill,
Clonskeagh, Dublin 4

Telephone
+353 1 2028888

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Part of Alimentation Couche-Tard

It is clear that the proposed Compulsory Purchase Order will have a significant negative impact on our trading business and its operation. The service station will potentially be rendered unavailable to operate and trade for an undefined period of time, during the period of the temporary land acquisition in particular. No detail on the proposed time duration of the temporary acquisition Plot List: 1017(2).2c or the nature of the works have been provided to us. Based on the map provided, under Plot Lists: 1017(1).1c and 1017(2).2c both access and exit points into the service station will be acquired as part of the proposed temporary and permanent land acquisition. Consequently, the proposed Compulsory Purchase Order will have a significant impact on our business trade and profitability during any temporary land acquisition and the subsequent works. Effectively, the business will be closed to trade for the duration of the temporary acquisition. This will result in the loss of operational property and customer trade due to the works disruption, however temporary the works and duration may be. This will result in direct loss of sales and trade, affecting the profitability and viability of the business.

The proposed temporary land take is located directly adjacent to the two no. fuel dispensers both of which will not be accessible or operational as a result of the temporary land acquisition. In addition, the MID totem fuel pricing sign is located on or within close proximity to the area outlined in Plot List: 1017(1).1c. The operation and function of this signage is vital to our business, particularly due to its high profile visibility to passing traffic. Any impact on this signage as a result of the proposed CPO either through non operational use or its relocation will have a detrimental impact upon trade and footfall into the service station.

In addition, we would highlight that the underground forecourt stormwater and contaminated stormwater drainage lines and system is located in close proximity to the area identified under Plot List 1017(1).1c which is subject to a proposed permanent land acquisition.

It is our first-hand experience that any such temporary disruption to the service station will lead to a temporary loss of trade. Moreover, it will also result in a permanent loss of customer base due to changes in customer behaviour during this intervening period, due to the disruption to site entry, exit and visibility during the period. Have no doubt that this will have a permanent effect.

Any land acquisition whatsoever to the service station will have a negative effect on its future viability. The proposed Compulsory Purchase Order will have a very significant impact on the service station during construction works. The disruption to trade during these works will result in loss of trade and sales. It will also have permanent and detrimental implications of a significant nature our fuel signage, fuel infrastructure and overall operations of the site, as it seeks to essentially reduce the high profile nature of the service station.

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We wish to put it on record that we greatly support sustainable public transport initiatives however we simply cannot support the proposed BusConnects Bray to City Centre Bus Corridor scheme and the associated CPO and vehemently object to the current proposal at our service station for the concerns outlined above and contained within this Objection.

In conclusion, we do not accept the proposed CPO and vehemently object to it.

Yours faithfully

A handwritten signature in blue ink, appearing to be "G. Lawlor".

Gordon Lawlor
Managing Director

Circle K Ireland

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