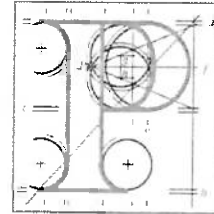


**Our Case Number:** ABP-317780-23

**Planning Authority Reference Number:**



An  
Bord  
Pleanála

Four Star Pizza  
c/o Peadar Smyth  
Castle Street  
Bray  
Co. Wicklow

**Date:** 11 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  - (ii) all objections made are subsequently withdrawn, or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

Teil	Tel	(01) 858 8100
Glaó 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 Maoilbhride	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

# FOUR STAR PIZZA®

Four Star Pizza,  
Castle Street,  
Bray,  
Co. Wicklow

8th October 2023

Compulsory Purchase Order Ref. 1039 (Castle Street, Bray)

<b>AN BORD PLEANÁLA</b>	
LDG-	<u>067 265-23</u>
ABP-	_____
09 OCT 2023	
Fee: €	<u>50</u> Type: <u>c/c</u>
Time:	<u>11:51</u> By: <u>Howd</u>

To whom it may concern,

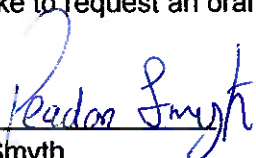
I, Peadar Smyth, owner of Four Star Pizza Bray wish to lodge a submission re the proposed bus corridor by NTA through Castle Street, Bray, Co. Wicklow for the following reasons:

- 1. Business survival:** We are a thriving food delivery business and on most nights will have up to 10 delivery drivers and take away customers. By taking our car parking spaces away means we can't function as a business.
- 2. Uncertainty on timing:** When works start the planning states that the whole car park will be taken over for the time of the roadworks, meaning no provision of customer/staff access. How long will it take to complete? Our business depends on short term car parking for pick up and delivery .
- 3. No clarity on alternative parking for staff & customers:** Where is the provision of car parking spaces for the above? There is a vacant site next door which would ease the situation. If they can make a CPO for several business spaces they can do the same also with this site to ensure the survival of the existing business.
- 4. Lack of consideration for local business community:** On the plans there is no provision for any loading bays for the businesses on the left hand side of Castle Street (heading towards Main Street, Bray). At present there are 18 commercial units potentially impacted by this, indicating that there is no appetite to engage with the thriving business community in Castle Street. These cannot be ignored. The only way of getting deliveries to these premises will be by trucks parking on the bus corridor. Nothing on the plans submitted indicate otherwise.
- 5. Benefits of the bus corridor are unclear:** Can you please explain the difference between a bus corridor and a bus lane? We already have a bus lane on Castle Street. Why the need for all this expense and disruption and potential loss of jobs?
- 6. No clear link with planned future developments in the area:** The most frustrating thing from the whole exercise is the bus corridor will come to an abrupt end at the Fran O'Toole bridge (bottom of Bray Main Street). Until such a time the widening of the bridge the whole exercise defeats the purpose and just creates a bottleneck on Castle Street. NTA states that their only brief is to the start of the bridge. Any works to the bridge will be part of other works. In other words it's not their problem. It will be the problem for business/residents when they are left to deal with this upheaval.
- 7. Lack of consistency in traffic planning:** The bus corridor on the main St has been closed and made a bicycle lane. Where is the free flow of traffic?

As you can see there has been zero consultation with the business community & very limited information sharing from the NTA. We as a business going forward need a lot of questions answered so we can make informed decisions.

I would like to request an oral hearing to get my concerns across.

Regards

  
Peadar Smyth

Owner, Four Star Pizza Bray