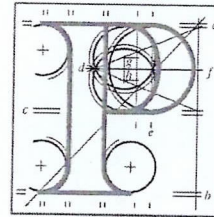


**Our Case Number:** ABP-317780-23

**Your Reference:** Four Star Pizza



**An  
Bord  
Pleanála**

McPeake Auctioneers  
Unit 4, Block D  
The Plaza  
Tyrellstown Town Centre  
Tyrellstown  
Dublin 15  
D15 N7NE

**Date:** 12 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 Four Star Pizza 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- (ii) all objections made are subsequently withdrawn, or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,

Sarah Caulfield  
Executive Officer  
Direct Line: 01-8737287  
CH03

Teil	Tel	(01) 858 8100
Glaao Áitiúil	LoCall	1800 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



An Bord Pleanála,  
Strategic Infrastructure Division,  
64 Marlborough Street  
Dublin 1,  
D01 V902.

<b>AN BORD PLEANÁLA</b>	
LDG-	067330-23
ABP-	317780-23
05 OCT 2023	
Fee: €	Type:
Time:	By: Post
05 10 2023.	

**RE: Bray to City Centre Core Bus Corridor Scheme  
Compulsory Purchase Order 2023.**

**Objection on behalf of Four Star Pizza (Ireland) Ltd (Reg: 129465)  
Subject Property:  
Four Star Pizza, Unit 1, Dargle Centre, Castle Street, Bray, Wicklow, A98 XF34.**

Dear Sir / Madam.

We are instructed to lodge this objection by Four Star Pizza (Ireland) Ltd. Four Star Pizza are a 100% franchised business operating 57 stores across both the Republic of Ireland and Northern Ireland. Four Star Pizza's income is derived from charging a royalty fee to all franchisees on their net sales each week.

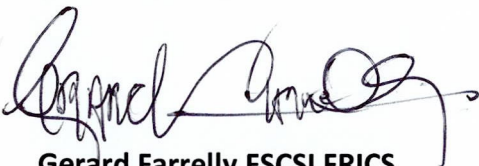
The store in Bray is operated by one of their longest engaged franchisees of 27 years, Peadar Smyth, and the store performance is in the top quartile of the subject company's estate. The proposed Bray Dublin Bus Corridor will not only impact their franchisee and his business/level of turnover in a negative way, with a reduction therefore in the store sales and subsequently a reduction in the Four Star Pizza income as royalty charged.

Additionally, the business model and that of the Bray store is heavily dependent on being able to deliver to customers' homes and by default therefore being able to collect food at the store; this proposal would remove the external car parking on Castle St and impact substantially the ability of the store to function. It could ultimately necessitate a store relocation for the business to continue operating and this would be an excessive and expensive option for both franchisee and franchisor.

Cont.

Four Star Pizza (Ireland)Ltd. request that the NTA removes the bus lane planned for Castle Street, Bray from the Bus Connects scheme submitted to An Bord Pleanála.

Yours Faithfully.



Gerard Farrelly FSCSI FRICS

RICS Registered Valuer

*McPeake Auctioneers*

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