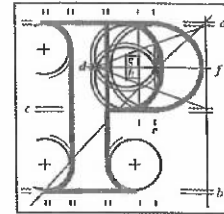


Our Case Number: ABP-317780-23

Your Reference: John & Kevin O'Sullivan t/a First Stop Donnybrook



**An
Bord
Pleanála**

Desmond J Boyle
Boyle Commercial
Unit 1, 10 Malahide Road
Artane
Dublin 5

Date: 30 August 2023

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

Dear Sir,

An Bord Pleanála has received your letter of objection on behalf of your client 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- (ii) all objections made are subsequently withdrawn, or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

CH02

Tel	Tel	(01) 858 8100
Glaó 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

Boyle commercial

27th August 2023

- Chartered Valuation Surveyors
- Commercial Property Consultants

An Bord Pleanála

64 Marlborough Street

Dublin 1

Bray to City Centre Core Bus Corridor Scheme CPO 2023 Plot List 1016(1).1c, 1016(2).2c

John and Kevin O'Sullivan t/a First Stop Donnybrook

I act on behalf of the above mentioned parties who are the owners and occupiers of the premises listed above, part of which are set to be acquired under the above scheme.

The NTA will be aware as a result of due diligence carried out, that the land listed as to be acquired AND the land behind it, comprise the only access to the business being carried out on the remainder of the premises.

What is not stated by the NTA is the length of time the work on this reference is likely to take, and as importantly, what the parcel of land to the rear of the permanent acquisition strip is to be used as. The NTA will be aware that the above property immediately adjoins a petrol filling station and the business of my clients in the sale of tyres and ancillary items would be dangerously affected if there were to be an incident caused by the roadworks.

Any blockage, for however long, will impact severely on their business, and given the relatively isolated strip of land to be acquired, it seems not beyond a reasonable possibility to not have to acquire it or the land to the rear however long or short the period would be. A slight realignment of the route would avoid any acquisition and would result in a minimisation of the possible compensation required to be paid.

I would be obliged if you could acknowledge receipt of this letter.

Yours sincerely



Desmond J Boyle FRICS, FSCSI, MCI Arb.

AN BORD PLEANÁLA	
LDG-	066150-23
ABP-	317780-23
29 AUG 2023	
Fee: € _____	Type: _____
Time: _____	By: <i>Post</i>

Desmond J. Boyle FRICS, FSCSI, MCI Arb.



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