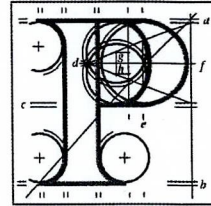


**Our Case Number:** ABP-317742-23

**Your Reference:** MCL Estates Ltd - First Stop



**An  
Bord  
Pleanála**

Gartlan Furey Solicitors  
20 Fitzwilliam Square,  
Dublin 2

**Date:** 28 September 2023

**Re:** BusConnects Bray to City Centre Core Bus Corridor Scheme  
Bray to Dublin City Centre.

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above-mentioned proposed road development and will take it into consideration in its determination of the matter.

Please note that the proposed road development shall not be carried out unless the Board has approved it or approved it with modifications.

The Board has also received an application for confirmation of a compulsory purchase order which relates to this proposed road development. 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 in due course on this matter. The Board shall also make a decision on both applications at the same time.

If you have any queries in relation to this matter 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

HA02A

<b>Tel</b>	<b>Tel</b>	(01) 858 8100
<b>Glaó Áitiúil</b>	<b>LoCall</b>	1800 275 175
<b>Facs</b>	<b>Fax</b>	(01) 872 2684
<b>Láithreán Gréasáin</b>	<b>Website</b>	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
<b>Ríomhphost</b>	<b>Email</b>	<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

Date: 26 September 2023  
Our Ref: SF/RON/FAR004/0006

EMAIL: [sids@pleanala.ie](mailto:sids@pleanala.ie)  
[appeals@pleanala.ie](mailto:appeals@pleanala.ie)

An Bord Pleanála  
64, Marlborough Street  
Dublin 1.

**Scheme Details:** Bray to City Centre Core Bus Corridor Scheme  
**Our Client:** Sir Thomas Farmer C/O Colin McLachlan, MCL Estates Ltd, Maidenraig House, 192 Queensferry Rd, Edinburgh, EH4 2BN  
**Property:** First Stop, Eveready Centre, Donnybrook Rd, Dublin 4, D04 CV08  
**CPO Refs:** 1015(1).1c, 1015(2).2c, 1016(1).1c, 1016(1).1c and 1016(2).2c(T)

Dear Sirs,

We act on behalf of the above property owner who has been served with notice of the making of the above Compulsory Purchase Order. Having reviewed the drawings and documentation accompanying same, we have been instructed to object to the confirmation of the Compulsory Purchase Order (CPO) and Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) on the following grounds:

### 1. Surplus Land Acquisition/Temporary and Permanent Areas

The acquisition of the temporary and permanent areas in this case will destroy the value of the owner's premises. If the permanent areas all need to be acquired, then the premises can no longer function under its existing use. In relation to the temporary plot, it would appear to be very poorly thought out because the temporary plot goes right up to the frontage of the building. If this is all needed, then the premises will be closed down by the temporary compulsory acquisition. It is clear that the existing car parking spaces at the public road side are being removed as part of the acquisition the remaining area right in to the frontage of the building. It is important to note that the property is blighted by the CPO. The occupier no longer has any certainty re. the future of the business in the premises.

### 2. Drainage

The property owners are concerned in relation to the drainage implications associated with the works on the public road, in that they may negatively impact their retained property and parking areas.

### 3. Noise

Inadequate information has been provided regarding the mitigation measures that are being proposed to control increased noise pollution from the intensive bus corridor.

4365833.1

Derмот Furey | Orla Higgins | Peter Brennan | Nora Lillis | Paul McDonnell | Juliana Mullin | David Sheehan

Brian A. Gartlan - Chairman | Stephen C. Hamilton - Of Counsel | Paula Fallon - Consultant | Susan Fenton - Consultant | Emer Shields - Consultant | Patrick White - Consultant

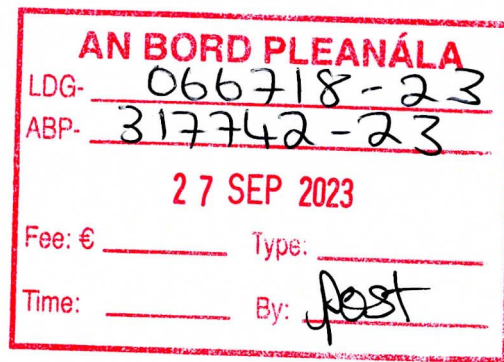
Lorna Carberry | Niamh Carragher | Sarah Cox | Emmet Folen | Rebekah McGrane | Andrew McMackin | Jennifer Morrow | Sile O'Hanrahan |

Dylan Walsh | Rosie Walshe

Incorporating Paula Fallon & Associates

20 Fitzwilliam Square  
Dublin, D02 FP64  
DX51

T +353 1 799 8000  
F +353 1 799 8001  
W [www.gartlanfurey.ie](http://www.gartlanfurey.ie)



**4. Access – General**

The acquisition of the excessive temporary area in front of the main building is most likely completely unnecessary. By proceeding with the temporary acquisition plot as indicated, it is clear that the building will be unable to facilitate the existing use. There will be no viable use of any sort for the premises given the extent of the temporary plot. There is no certainty as to when construction will take place which means the property is blighted for an indefinite time period. The temporary plot completely removes the access.

**5. Route Selection and Design**

It would appear that the route has been designed with an excessive acquisition area that is unnecessary and therefore the design is flawed.

**6. Boundary Treatment**

There is no detail in relation to the boundary treatment either temporary or permanent.

**7. Environmental Impacts**

There is a lack of clarity around what the total environmental impact will be of the Bus Connect Scheme including the environmental impact and upfront carbon footprint for the construction phase. The owners have a concern in relation to the design of the scheme and the route that has been chosen.

**8. Footpaths/Cycle Paths**

There is a lack of clarity in relation to the impact of the scheme on footpaths and cycle paths.

**9. Other Matters**

Such other relevant matters that may arise when more detailed design information is made available and the owners reserves the right to raise and deal with these matters at an Oral Hearing.

The information supplied by the Acquiring Authority is incomplete and may change. We reserve the right to include other grounds of objection and to elaborate on the above listed grounds of objection when further information is made available to us by the Acquiring Authority and to tender these at the An Bord Pleanála Hearing. We request that an Oral Hearing be held in relation to the scheme.

Yours faithfully



**GARTLAN FUREY LLP**