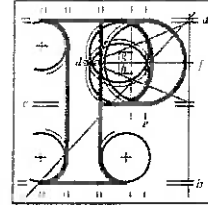


Our Case Number: ABP-317780-23



**An
Bord
Pleanála**

Rebecca Dunford & Niall Donnelly
The Shankill Market
Unit 3 BBQ Centre
Shankill

Date: 06 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- (ii) all objections made are subsequently withdrawn, or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 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

The Shankill Market
Unit 3 BBQ Centre
Shankill
Co Dublin

2nd October 2023

Ref: Bray to City Centre Bus Corridor

To whom it may concern

We are the tenants of the above property and owners of the above business which is subject to a Compulsory Purchase Order (CPO) of our commercial entrance. The number on the map is 1086(1).2C.

We wish to strongly object to the plans for the bus corridor in Shankill Village and the CPO of the property.

These plans will have a hugely negative impact on our business. A large percentage of our customer base is elderly or infirm, or families with infants or very young toddlers, and accessibility is a key reason for them choosing to shop with us. In fact, they are very much reliant on this accessibility, and therefore we simply cannot have our entrance blocked or changed in any way. The road closures/roadworks required would mean these customers would be driven to shop elsewhere more convenient at a time when business is seriously tough for everyone due to lower margins and significantly increased energy prices.

It would also severely affect accessibility for delivery drivers, making receipt of goods very challenging, nigh-on impossible.

We are also aware there was no proper assessment done in accordance with the Environmental Assessment Directive and that there was no adequate assessment done in accordance with the Habitats Directive. We are extremely concerned about the impact this plan will have on our local flora and fauna and given the failure to comply with European and Irish law, we demand that the Board hold an oral hearing in respect of this matter.

To conclude, we genuinely feel the disruption and chaos caused by this planned CPO would be catastrophic to our business, potentially leading to closure, and therefore strenuously object to it going ahead.

Kind Regards, Rebecca Dunford, Niall Donnelly (Co owners of The Shankill Market)

Rebecca Dunford

Niall Donnelly

