



ABP-314232-22 Dart + West Railway Order

Module D

submission on behalf of

Alanna Homes

Dragonglen Limited

Alcove Ireland Four Limited

by Oisín Collins SC



BACKGROUND

Dragonglen Limited and Alcove Ireland Four Limited are the owners of interalia the lands at Barberstown to the south of the railway line at Hansfield railstation, Dublin 15.

Alanna Homes was granted planning permission by An Bord Pleanála on 30th March 2023 (ABP-314125/22) entitled Barnhill Garden Village SHD for the construction of 1,243 residential dwellings, new school, community facilities and associated infrastructure. The said order of An Bord Pleanála is currently the subject matter of a judicial review by a local resident.

An agreement was entered into with CIE on 17 October 2022 to provide resolutions to practical differences between CIE and the landowners in relation to the interface and implementation of the Dart + West Project and the Barnhill Garden Village SHD (when permission is granted).

A memorandum of understanding was produced by CIE dated 17 October 2022 entitled **“Record of Meetings”** the content of which is produced in this presentation.

This is the formal
agreement reached b/w
the developer and CIE

Clár DART+, An Foirgneamh Innealtoireachta agus Oibreacha Nua, Iarnród Éireann, Inse
Chór, Baile Átha Cliath 8, D08 K6Y3.

DART+ Programme, Engineering & New Works Building, Iarnród Éireann, Inchicore,
Dublin 8, D08 K6Y3.

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Record of Meetings

To	:	The Developers, Barnhill Garden Village Strategic Housing
Date	:	17/10/2022
Project	:	DART+ West
Subject	:	Barnhill Garden Village Strategic Housing Record of Meetings

This record of meetings has been prepared by Irish Rail for the proposed Dart + West Project, in consultation with the developers of the Barnhill Garden Village Strategic Housing Development (SHD), following meetings and discussions regarding the interface of these two projects.

The purpose of this record is to highlight where there are differences in the proposals for the Dart + West Project and Barnhill Garden Village SHD as submitted to An Bord Pleanála and to set out the proposed resolution and understanding of these differences.

Irish Rail in relation DART+ West Project, confirms that we have no objection with the following proposals in relation to the Barnhill Garden Village SHD, pending final detailed proposals and any planning conditions that may be imposed upon the developer as part of their planning approval.

Irish Rail agrees that, when agreed between parties, this record can be submitted to An Bord Pleanála and will highlight proposed changes to the DART+ West Project as submitted to facilitate the proposed Barnhill Garden Village SHD and that these proposed changes are subject to confirmation by An Bord Pleanála.

1. Proposed Platform Access Ramp at Hansfield Station

The Dart + West project confirms that the turning facility for the emergency vehicles accessing the proposed substation and associated building south of Hansfield stations can be relocated within CIE lands. This will be undertaken to avoid impacts on the proposed ramp to Hansfield station as shown in Figure 1 and the Drawing PLA-05 the Barnhill Garden Village SHD (August 2022) appended to this memo.

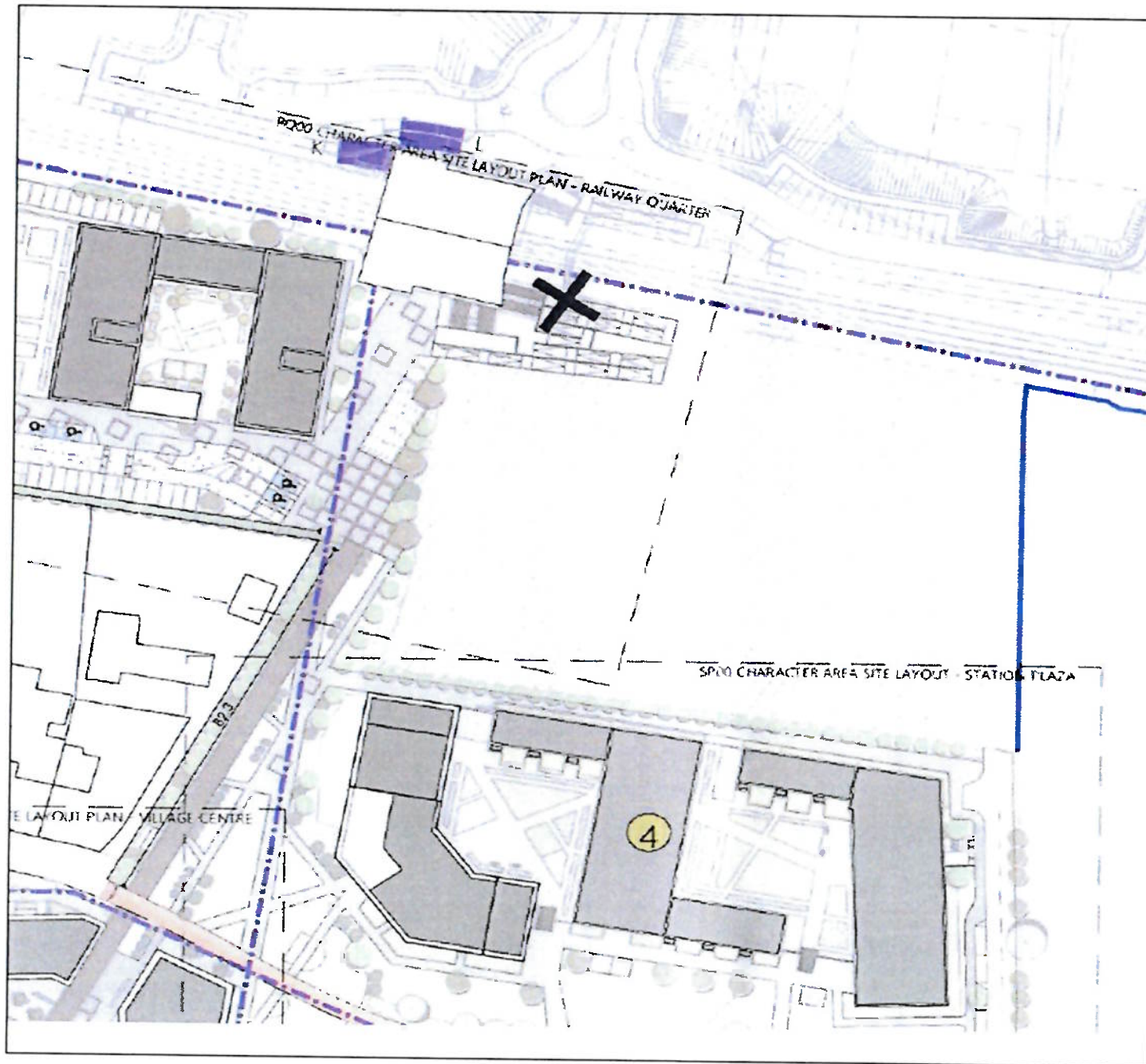


Figure 1 – Proposed access ramp at Hansfield Station as part of Barnhill Garden Village SHD

The alternative proposed location of the turning facility required for emergency fire access is shown in Figure 2 below and highlighted in green.



Figure 2 – Proposed alternative location for Emergency services turning highlighted in Green

The permanent land acquisition plot Ref DW.018.P.62(B) as shown on Property Plan No: DW.018 will be omitted as part of the corrigenda submission to An Bord Pleanála to be presented as part of the Railway Order Application, subject to approval from An Bord Pleanála that the relocation of the turning facilities for emergency services does not constitute a significant change to the planning.

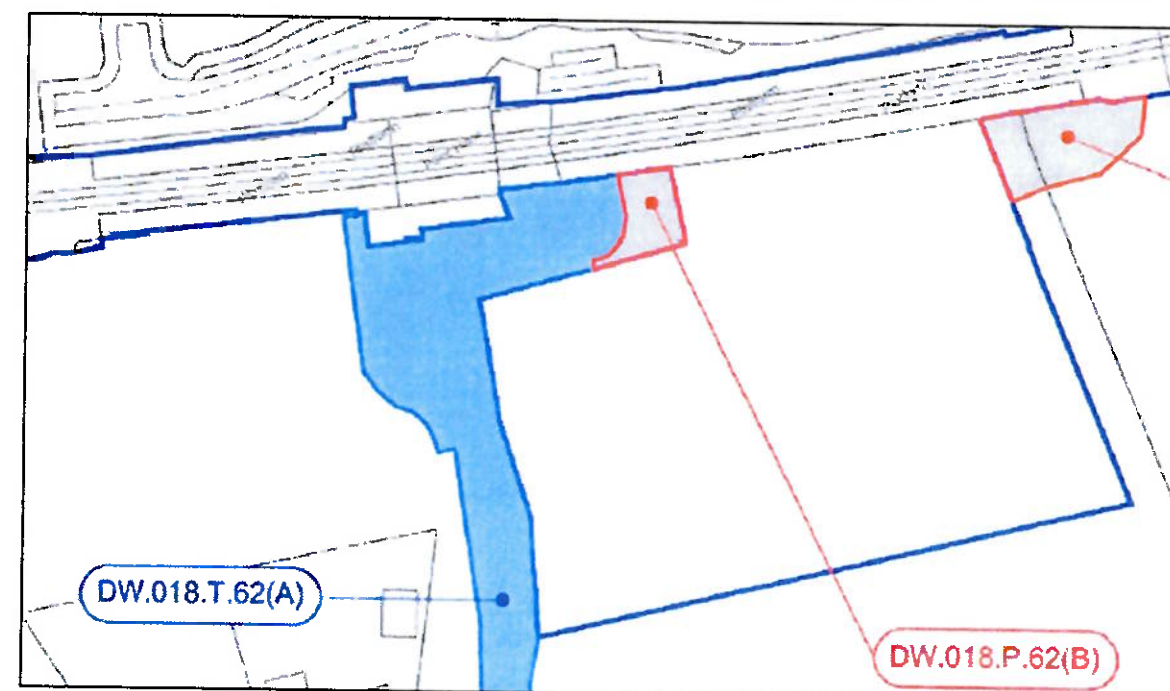


Figure 3 – Plot DW.018.P.62(B) proposed to be omitted

2. Lands for Rail Access

The permanent land acquisition plot Ref DW.018.P.62(A) as shown in Figure 4 below and Property Plan No: DW.018 is proposed not to be acquired permanently but a Right of Way in favour of Irish Rail and CIE is to be established.

Property reference DW.018.P.62(A) to be shown alternatively as a Right of Way as part of the corrigenda submission to An Bord Pleanála to be presented as part of the Railway Order Application.

Irish Rail will establish the required access route to the rail line through the right of way as part of the proposed project, while future maintenance of this access will revert to the developer of Barnhill Garden Village.

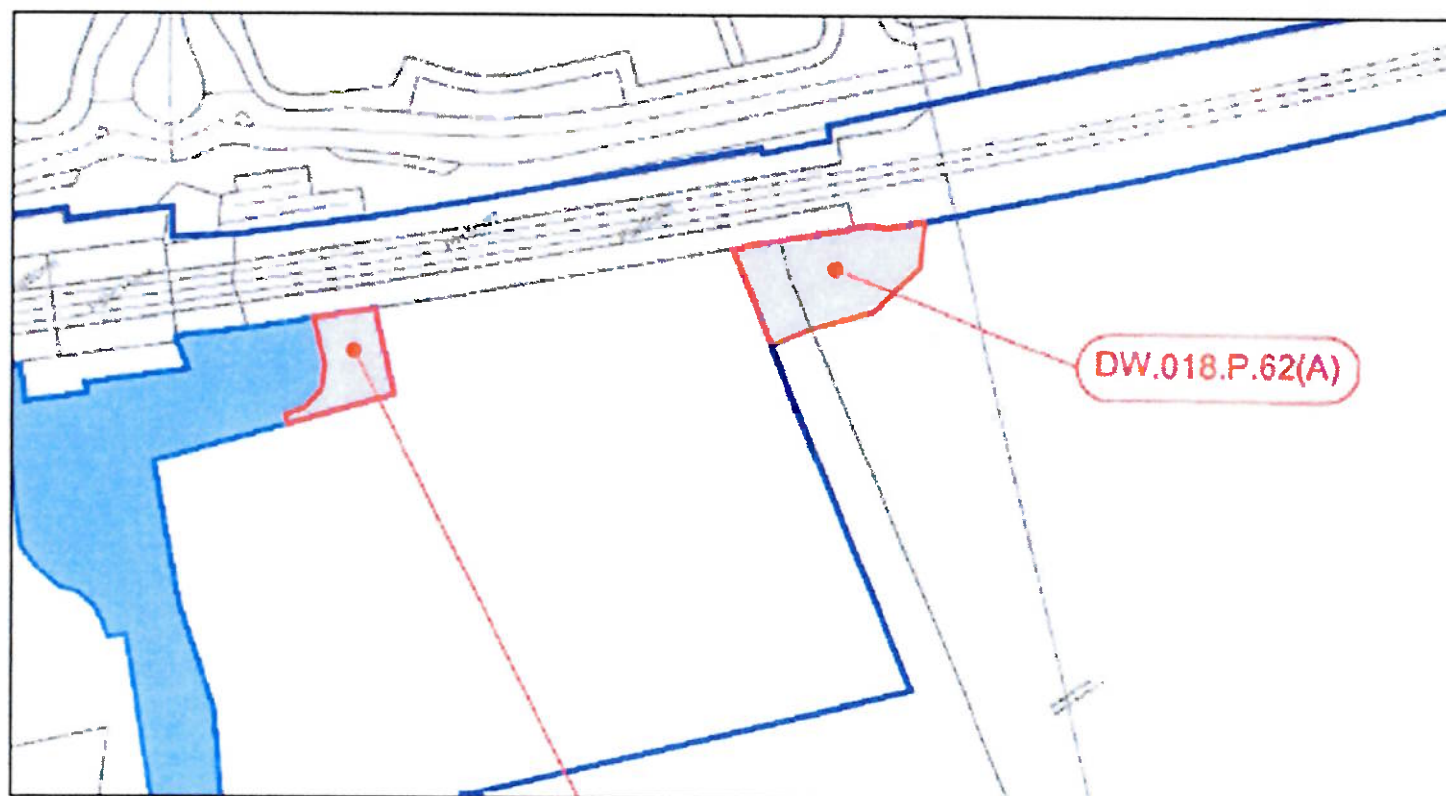


Figure 4 – Plot DW.018.P.62(A) proposed to be presented as a Right of Way

3. Proposed Access to Hansfield station and Electrical Substations Hansfield Station

The Dart+ West project confirms that the interim and long-term access proposals as presented in CSEA Drawing Ref. 16_053_102 are satisfactory with regard to providing the necessary access for the DART+ West Project.

The existing Rights of Way in favour of CIE across DW.018.T.62(A)&(B) as shown in Figure 5 below and Property Plan No: DW.018 below will remain unaffected. As a result it is proposed that property reference DW.018.T.62(A) & DW.018.T.62(B) will be removed as part of the corrigenda submission to An Bord Pleanála to be presented as part of the Railway Order Application. It is still proposed that this existing right of way or the alternative access shown in Drawing Ref. 16_053_102 will be used for the construction of the works required for the DART+ West Project.

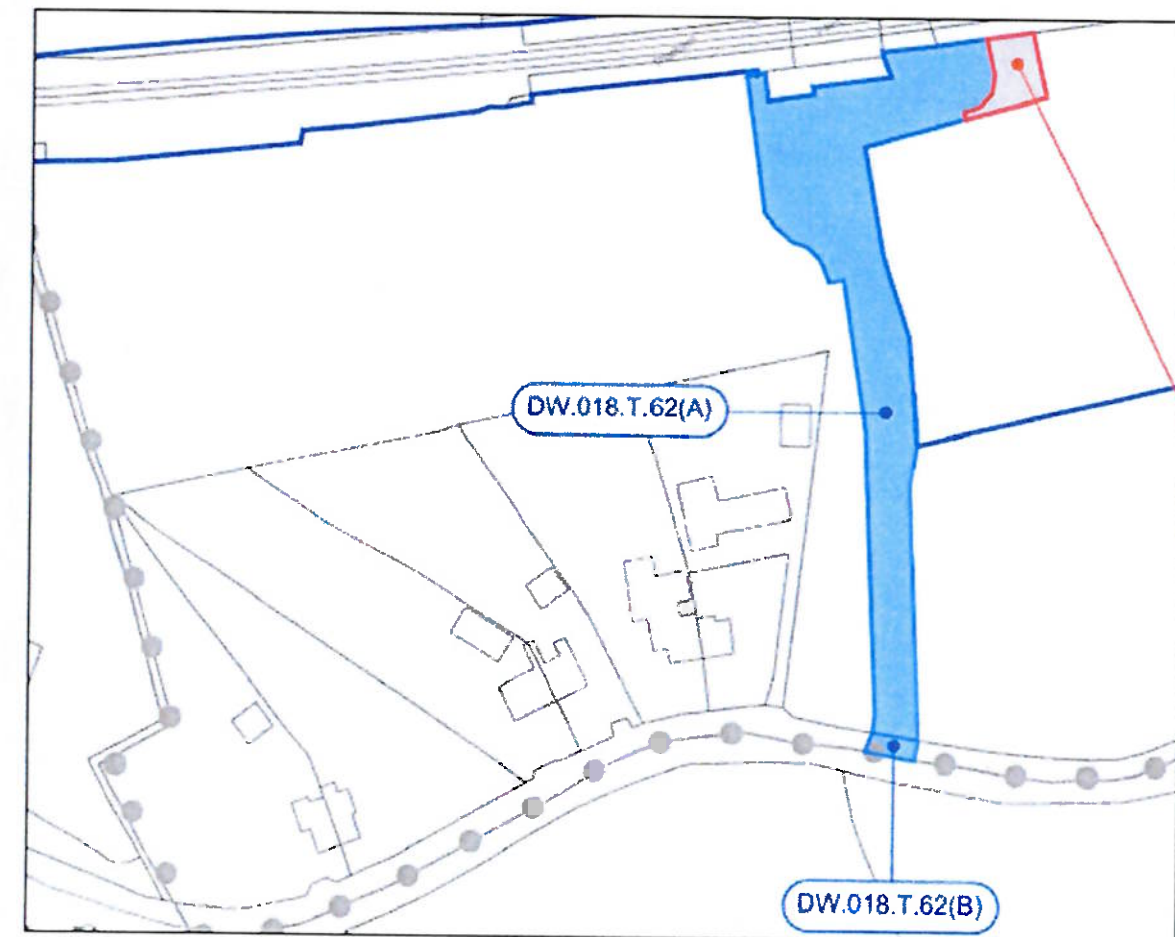


Figure 5 – Plots DW.018.T.62(A) and DW.018.T.62(B) proposed to be omitted

4. Barnhill Ongar Road and tie in to Barberstown Lane

The Dart + West Project has no objection to the proposals for Barnhill Ongar Road and tie in to Barberstown Lane shown on CSEA Drawing Ref. 16_053_034, which are compatible with the Dart+ West project pending final detailed proposals.

The design of the road that will be progressed as part of the DART+ West will depend on the timing of both projects and any modifications or requirements set out in the planning approval of both the Dart + West Project and Barnhill Garden Village SHD.

It is understood that the detention basin at Barberstown Road will be constructed as part of the Ongar to Barnhill Distributor Road Scheme as shown on CSEA Drawing Ref. 16_053_102 which is being progressed by Fingal County Council. A letter from the Developers to Fingal County Council dated the 23rd of June 2022 sets out the Developers proposals for dealing with the construction of the Ongar to Barnhill Distributor Road Scheme and is included in the Appendices.

Irish Rail understands that the developer Barnhill Garden Village SHD may require access to lands proposed to be temporarily acquired to construct the foul sewer pumping station, access, ancillary foul sewer pipe networks and rising mains within the temporary landtake area, in advance of the DART+ WEST Project.

Should the roadworks for the Barberstown Lane connection to the Barnhill Garden Village SHD be complete at the time of construction of the Dart + West project, the Dart + West project will only complete the Barberstown Road and associated bridge and works. Any works to the Barberstown Lane link road and any ancillary works to remove this link in this scenario will be the responsibility of the developers of the Barnhill Garden Village SHD.

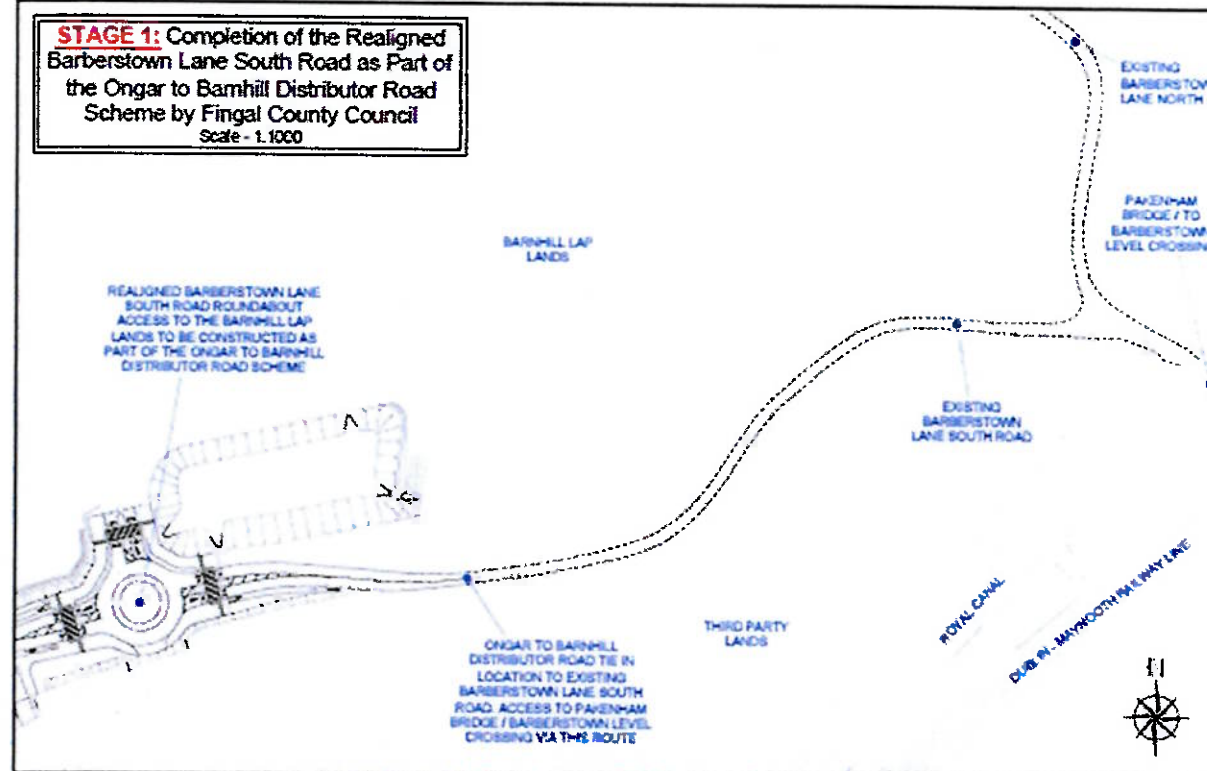
Appendices

- **Drawing PLA-05**
- **Property Plan No: DW.018**
- **Drawing 16_053_034**
- **Drawing 16_153_102**
- **Letter to FCC regarding Link Road**

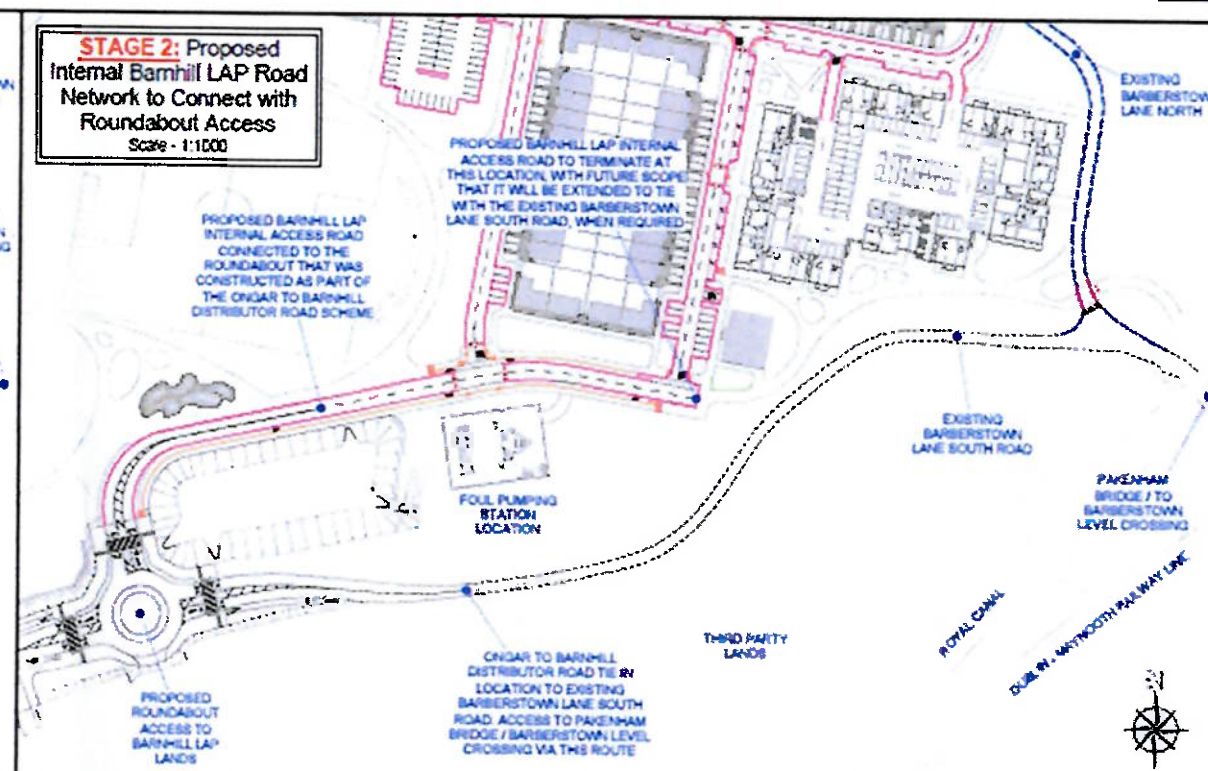


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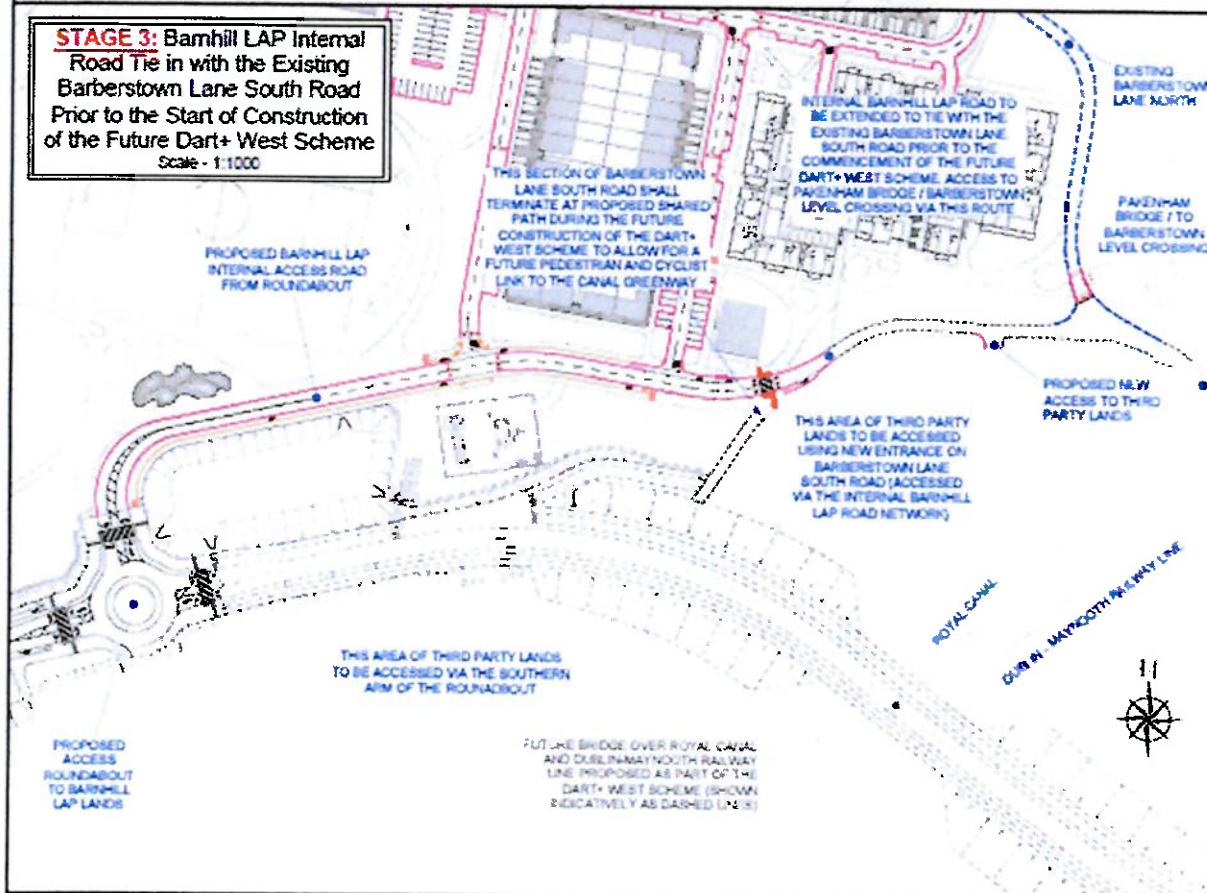
STAGE 1: Completion of the Realigned Barberstown Lane South Road as Part of the Ongar to Barnhill Distributor Road Scheme by Fingal County Council
Scale - 1:1000



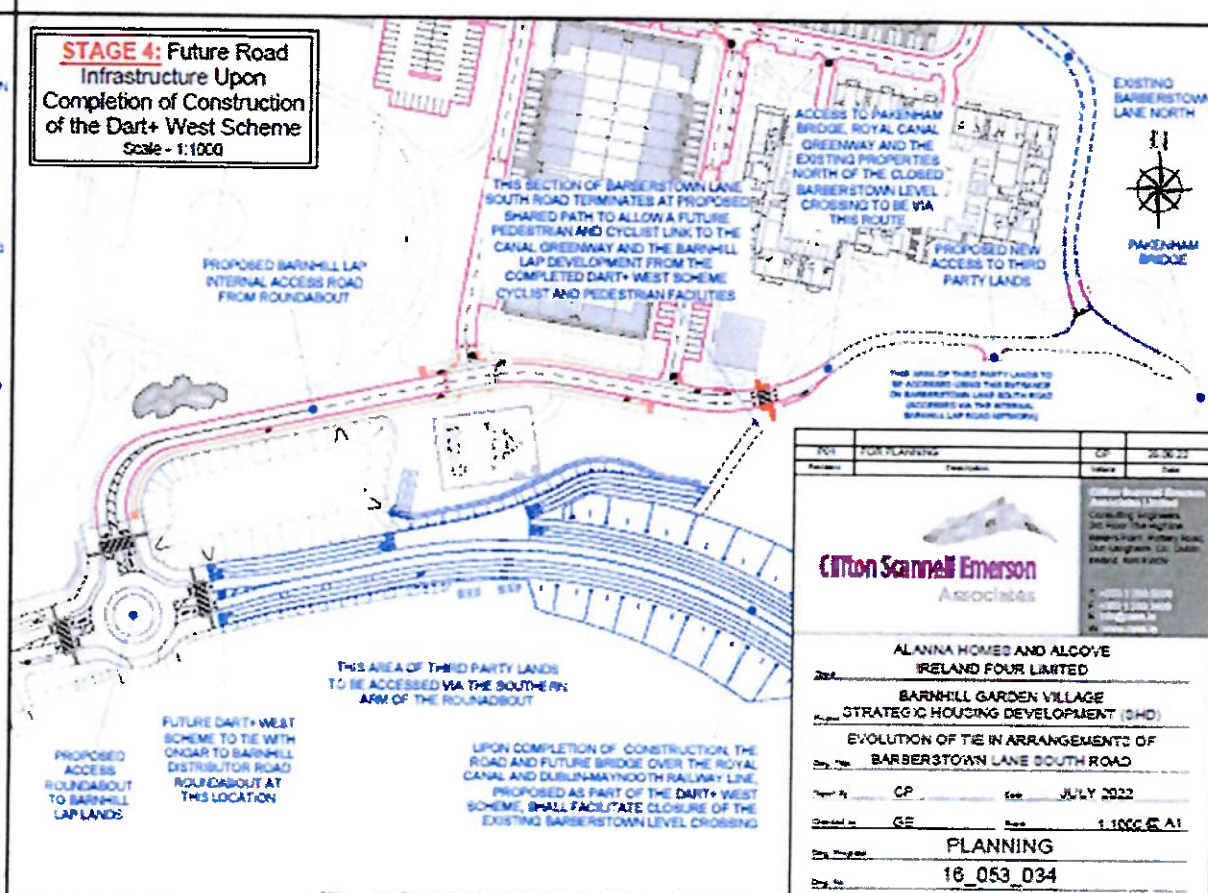
STAGE 2: Proposed Internal Barnhill LAP Road Network to Connect with Roundabout Access
Scale - 1:1000



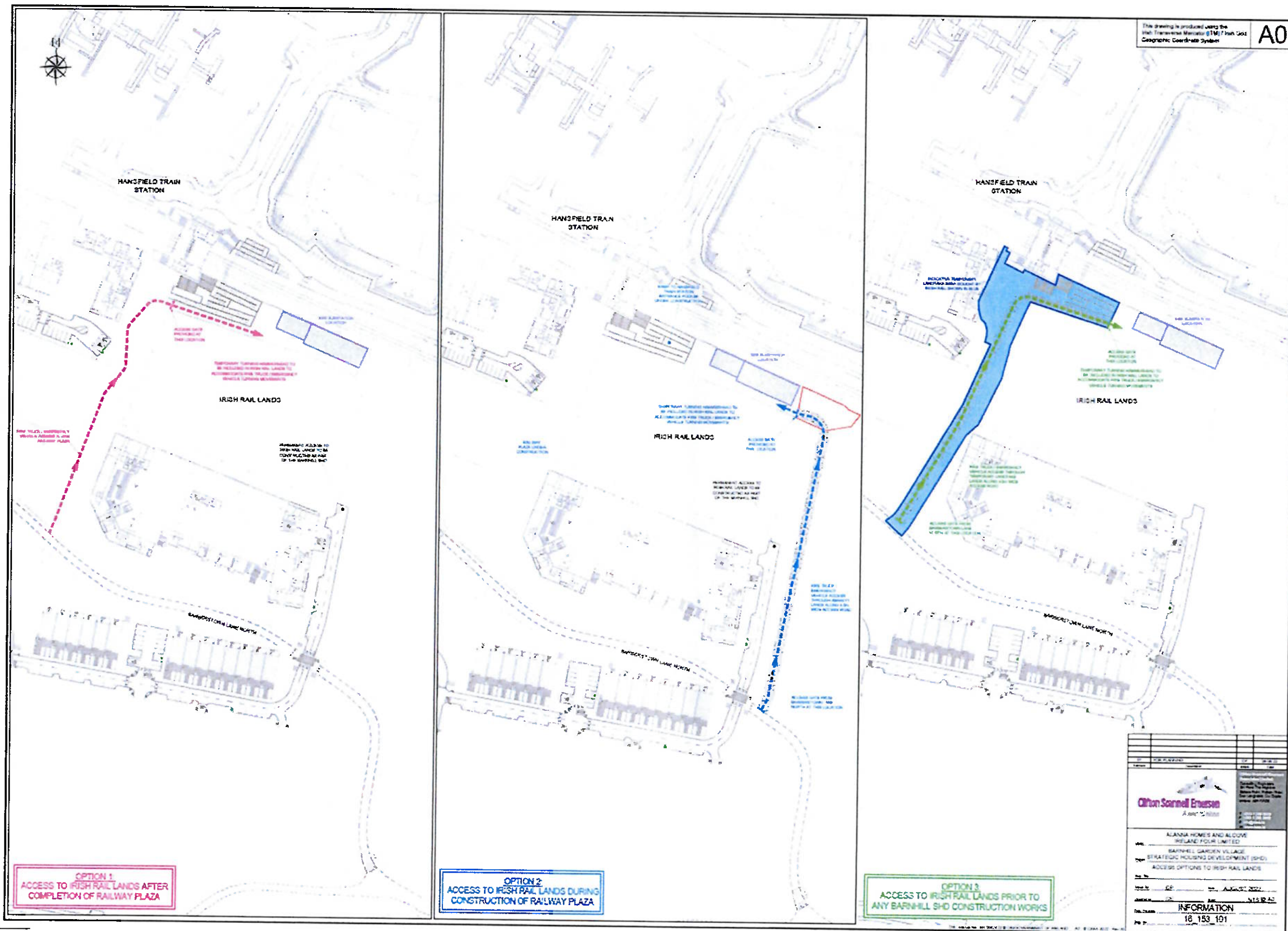
STAGE 3: Barnhill LAP Internal Road Tie in with the Existing Barberstown Lane South Road Prior to the Start of Construction of the Future Dart+ West Scheme
Scale - 1:1000



STAGE 4: Future Road Infrastructure Upon Completion of Construction of the Dart+ West Scheme
Scale - 1:1000



FOR PLANNING	DATE	20.06.22
FOR PLANNING	DATE	
<p>Clifton Scannell Emerson Associates</p> <p>ALANNA HOMES AND ALCOVE IRELAND FOUR LIMITED BARNHILL GARDEN VILLAGE STRATEGIC HOUSING DEVELOPMENT (SHD) EVOLUTION OF TIE IN ARRANGEMENTS OF BARBERSTOWN LANE SOUTH ROAD</p> <p>CP JULY 2022</p> <p>CE 1:1000 A1</p> <p>PLANNING</p> <p>16_053_034</p>		



Client		Project	
Drawn by		Checked by	
Date		Scale	
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Revision		Description	
Author		Date	
Checked		Date	
Approved		Date	
Project Manager		Date	
Project Engineer		Date	
Project Surveyor		Date	
Project Draughtsman		Date	
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Project Handover		Date	
Project Close-out		Date	
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Dragonglen Limited

Planning and Strategic Infrastructure Department
Fingal County Council,
County Hall,
Swords,
Fingal,
County Dublin.

23 June 2022

A Chara,

Re: Link road to facilitate future Kellystown Link Road at Barnhill, Clonsilla, Dublin 15

We refer to the above and to the section of link road edged red on the enclosed drawing ref. 17_121-CSE-GEN-ZZ-DR-C-7011 indicating the approximate land take for a section of the link road at Barnhill, Clonsilla, Dublin 15 ('the Link Road').

The Link Road is located within the lands in the ownership of Dragonglen Limited.

Dragonglen is seeking planning permission for the Link Road as part of a Strategic Housing Development application to An Bord Pleanála.

We confirm that in the event that we do not construct or procure the construction of the Link Road within twelve months of the date of us obtaining a suitable grant of planning permission for the development of our lands the subject matter of the Strategic Housing Development application (including the Link Road):

1. that we shall permit and enter into a licence agreement with Fingal County Council to authorise and enable Fingal County Council (and its contractors and sub-contractors) to enter upon such parts of our lands as are required for the purposes of constructing and completing the Link Road.
2. the licence agreement shall be on industry standard terms, including that the works to the Link Road shall be carried out by Fingal County Council and completed, in a good and workman like manner, in compliance with planning permission, building regulations, local authority requirements and all other relevant building and taking in charge standards for works of that nature.
3. the licence agreement shall be entered into within three months of Fingal County Council notifying us in writing that it intends to commence, construct, and complete the Link Road.
4. The Link Road, when constructed shall be taken in charge by Fingal County Council.

5. On the date of completion of the Link Road (or prior to that if requested by Fingal County Council) we shall transfer title to the Link Road to Fingal County Council subject to the standard easements and rights being reserved to us to develop and service our landholding including the right to lay, construct all conduits for services in the Link Road and connect into and use the same for the benefit of our landholdings.

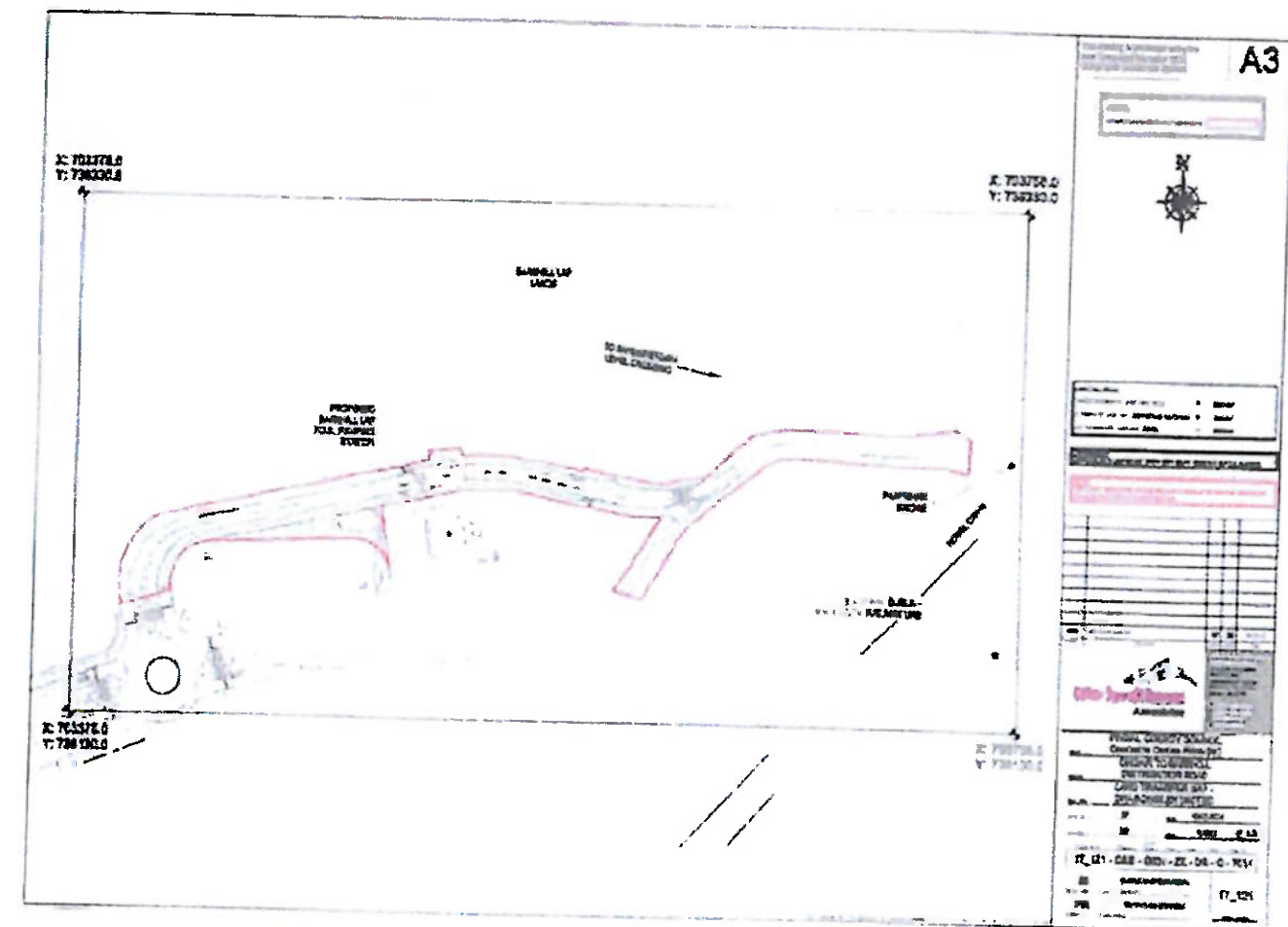
The foregoing is subject to construction of the Ongar-Barnhill Link Road by Fingal County Council (which includes the East-West Road) having first substantially commenced.

Signed:



Director

Dragonglen Limited



END