

Submission No.			23	
Organisation Name or Name of Submitter			Bovale Developments ULC (represented by ILTP Consulting)	
Item No.	Section Ref.	Page No.	Observation Statement	TII Response
Our Reference: BovNAMA - Barrysparks Lands. Scheme Reference: Railway (Metrolink-Estuary to Charlemont via Dublin Airport) Order 2022. ABP Ref: 314724. Submission on Behalf of Bovaie ULC on Proposed Scheme and CPO. (Compulsory Purchase Order) of Lands				
1	Introduction	3 & 4	<p>The development of the lands immediately adjacent to major high capacity public transport should ideally take place in advance and in tandem with the proposed scheme as this would maximise the patronage of the Metrolink and hence its economic viability. Bringing forward lands for development in tandem with the Metrolink also accords with good planning practice.</p> <p>The lands are currently zoned as “ME - Metro Economic Corridor - Facilitate opportunities for high density mixed use employment generating activity and commercial development, and support the provision of an appropriate quantum of residential development within the Metro Economic Corridor” in the current Fingal County Development Plan (CDP) 2017 to 2023.</p> <p>A draft Statement of Common Ground has been prepared between TII & Bovale ULC in respect to the subject lands and it is hoped that a final agreement between Til and Bovaie ULC will be in place in the coming weeks. This will, if agreed, allow for the redevelopment of the retained lands in advance of, or in tandem with, the proposed Metrolink Scheme.</p> <p>We would, therefore, hope to be able to appraise ABP further on these ongoing discussions in due course.</p>	<p>The development of the subject lands is dependent on the policies and objectives of Fingal County Council and will be independent of the Railway Order for Metrolink.</p> <p>Over the last number of years TII have held a number of constructive meetings with Bovale ULC and Balheay Properties ULC and we have confirmed our support for land adjacent to Lissenhall/Estuary Station being developed in tandem with the proposed scheme. TII will continue to engage with Bovale ULC and Balheay Properties ULC to support the proposed development of these lands in tandem with the proposed scheme on the understanding that commencement of those works do not in any way impede TII's ability to deliver the MetroLink project in accordance with the construction programme.</p> <p>TII support will be subject to the proposed development being in accordance with proper planning and sustainable development and in compliance with the policies and objectives of Fingal County Council.</p> <p>TII can confirm that a Memorandum of Undertanding/Statement of Common Ground is in place to this effect, between the parties.</p>