

Submission No.			268	
Organisation Name or Name of Submitter			Rohan Holdings Limited (represented by John Spain Associates)	
Item No.	Section Ref.	Page No.	Observation Statement	TII Response
PROPOSAL: METROLINK RAILWAY ORDER - ESTUARY THROUGH SWORDS, DUBLIN AIRPORT, BALLYMUN, GLASNEVIN AND CITY CENTRE TO CHARLEMONT, CO.DUBLIN), ABP REFERENCE: NA29N.314724				
1	Grounds of Submission (paragraph 1 and 2)	2	Due to the delays in bringing forward the route and plan for delivery of the previous Metro North proposals and the current MetroLink proposals, our client's lands have been sterilised for the past 15 years. Despite our client's previous submissions highlighting the impact of the project on the strip of land fronting onto the R132, our client is concerned that the balance of the lands have now been identified for temporary land take for the provision of construction compounds (See Figure 3) thus further sterilising the lands from development until MetroLink is delivered as opposed to identifying less valuable lands for such purpose	TII are only occupying lands necessary for the delivery of MetroLink.
2	Grounds of Submission (paragraph 3)	2	The construction compound figures as per the extract below (and included in Chapter 5 of the EIAR) illustrate it is proposed the lands will form part of the proposed main and satellite construction compounds for the Seatown Station. Chapter 21 of the EIAR states that the temporary land will be utilised for a period of time to facilitate the construction of the proposed project, but is then returned to its former use. However there are no timescales provided on when the additional lands required for the temporary compounds will be returned.	The overall programme of works is shown in EIAR Appendix A5.2. The detail underpinning this will be confirmed once the main works contractor's programmes have been received. TII will work with the appointed contractors to optimise any land take requirements and reduce the duration of use, currently estimated to be 6 years. The final extent of land take and duration of use will be confirmed by the appointed contractor.
3	Grounds of Submission (paragraph 4)	3	It is respectfully submitted that any sterilisation of lands adjacent to the MetroLink would be contrary to the zoning objective for the Metro Economic Corridor within the Fingal Development Plan 2017-2023 (and indeed the draft 2023 - 2029 plan) which seeks to facilitate opportunities for high-density, mixed-use employment generating activity and commercial development, and also the appropriate quantum of residential development.	TII requires certain lands adjacent to the proposed alignment for constructability of the metro and would assert that MetroLink is actually a catalyst for future development and is fully in line with the zoning objectives of this area.
4	Grounds of Submission (paragraph 6)	4	In this regard and given the prominent frontage to the R132, proximity to Swords town centre and the lands being within walking distance of St Colmcille's Boys and Girls school, the subject lands have potential for a number of development options in the short term. In particular, the subject lands have the potential to deliver urgently needed housing, including potentially significant social housing. A feasibility assessment for the subject lands has been undertaken by O'Mahony Pike Architects on behalf our client (See Appendix 1 for the feasibility assessment Site Layout Plan) and identified the potential to deliver 2 no. residential blocks (c. 120 no. units each block), supporting uses and all associated infrastructure.	The construction of the MetroLink necessitates the use of the designated lands. This will unfortunately hinder development efforts during the construction period. TII will collaborate with the developer to minimise the construction duration and return the lands for development as soon as its reasonably practical.
5	Conclusions	4	While our client is supportive of the MetroLink project in general, given the uncertainty in timescales of delivery of the MetroLink, it would be unreasonable to safeguard the subject lands for temporary construction compounds, particularly given the development potential of the lands to deliver urgently needed housing in the short term to assist the current housing crisis. Therefore, it is respectfully submitted that our client's lands outside the MetroLink corridor should be omitted from the temporary land take, and the construction compounds relocated to another site.	Refer to Item (4).