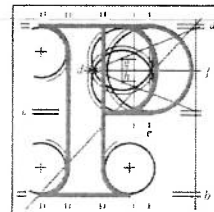


Our Case Number: ABP-314724-22

Your Reference: McGreevy and Taylor Families



**An
Bord
Pleanála**

Pearse Mehigan & Company
83/84 Upper Georges Street
Dun Laoghaire
Co. Dublin

Date: 10 October 2024

Re: Railway (Metrolink - Estuary to Charlemont via Dublin Airport) Order [2022]
Metrolink. Estuary through Swords, Dublin Airport, Ballymun, Glasnevin and City Centre to
Charlemont, Co. Dublin

Dear Sir / Madam,

An Bord Pleanála has received your recent letter in relation to the above mentioned case. The contents of your letter have been noted.

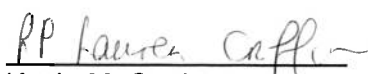
Please be advised that those listed on the Railway Order schedule associated with this application are not required to pay the €50 fee associated with this case. As your clients are listed on the schedule, a refund of €50 will be issued to the debit/credit card used to make payment for this submission

More detailed information in relation to strategic infrastructure development can be viewed on the Board's website: www.pleanala.ie.

If you have any queries in relation to the matter 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,



Kevin McGettigan
Executive Officer
Direct Line: 01-8737263

RA03

Teil	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

PEARSE MEHIGAN SOLICITORS LLP

83/84 Upper Georges Street, Dun Laoghaire, Co. Dublin A96 W8W9.

Tel.: 280 8292 Fax: 280 8651 DX: 6005 E-mail: info@pearsemehigan.com Website: www.pearsemehigan.com

Your ref:

Our ref:

Date:

PM/KS/TAC0010049

8 October 2024

An Bord Pleanála
64 Marlborough Street,
Dublin 1. D01 V902

BY HAND AND EMIAL

**RE: RAILWAY (METROLINK-ESTUARY TO CHARLEMONT VIA DUBLIN
AIRPORT) ORDER 2022**

**Hugh McGreevy, Conor McGreevy, Ellen McGreevy, Emma McGreevy, Peter
McGreevy, Robert McGreevy, Matthew Taylor, Darren Taylor, Ciara McGreevy**

**PLOT REFERENCES: ML 1S-A17: 840 sq. metres
ML 1S-A18: 840 sq. metres
ML 1T- A2: 9,837 sq. metres**

AN BORD PLEANÁLA

LDG- _____

ABP- _____

08 OCT 2024

Fee: € _____

Type: _____

Time: 14:39

By: HANP

Dear Sir/Madam,

We refer to the public notice published in the Irish Times newspaper on Thursday, August 8, 2024 in connection with the above CPO and to the oral hearing that took place in March 2024.

We act on behalf of the Taylor and McGreevy families, who are the freehold owners of the site edged in red on the attached Land Registry site plan, Folio number 7527.

The site, which extends to 1.86 hectares, is located on the west side of the Dublin Road (R132) at Pinnock Hill, Swords, in North County Dublin.

The site is located within the built-up area of Swords, approximately 1km south of the town centre, and immediately adjacent to the Airside Retail Park. Dublin Airport is located approximately 3 kilometers to the south.

The site comprises an undeveloped green-field under pasture bounded by hedgerows and includes a section of frontage onto the Dublin Road (the R132) measuring approximately 170 metres.

The site extends to approximately 1.86 hectares, and Transportation Infrastructure Ireland (TII) is proposing to permanently acquire approximately 1.068 hectares (57%) of the site. The area of the site subject to the Order consists of a strip of land adjacent to the R132 for the full extents of the R132 road frontage. The lands are currently accessed via a single access off the R132 and do not benefit from any other public road frontage nor any other access points. The Order in its current form, removes the only access to the lands, resulting in them being landlocked with no means of access. It is further noted that the lands are zoned for development under the current Fingal County Development Plan 2023-2029.

Pearse Mehigan B.A. Sharyn Coghlan B.A. Dip. L.S.

Karen Lydon B.C.L. Peter Boylan Fiona McAllister B.Ed
Dr Ann Olivarius Practice Manager: Marian Lee B.A. MSc.

Fingal County Council recognises the need for the prescribed development in this area, this being proven by their current zoning objectives. Not only will the Order result in the lands being inaccessible in the immediate term but the Order proposal will also obviate any future development or indeed any access to the overall holding.

The site is zoned High Technology (HT) under the Fingal County Development Plan 2023-2029 *"To provide for office, research and development, and high technology manufacturing type employment in a high-quality built and landscaped environment."*

We understand that our clients did have some initial engagement with representatives from TII approximately 2-3 years ago to discuss the acquisition of their lands. Unfortunately, they had no professional representation at those meetings and were unaware that no development access was being provided into their retained lands. They had mistakenly understood that a new access would be provided into the balance of their holding via the proposed new Fosterstown Station, but this is obviously not the case.

We would like to point out to An Bord Pleanála that my Clients did attend the oral hearing, which took place in March 2024, but the representatives from TII who attended that hearing would not engage because my clients had not made a formal written submission.

We are of the firm belief that the stopping up or removal of any private means of access to a development site of this nature is unacceptable and irrational where it is not replaced with an alternative and viable means of access.

Moreover, the extent of the permanent acquisition to facilitate the proposed Fosterstown Station is grossly excessive and far in excess of what is required.

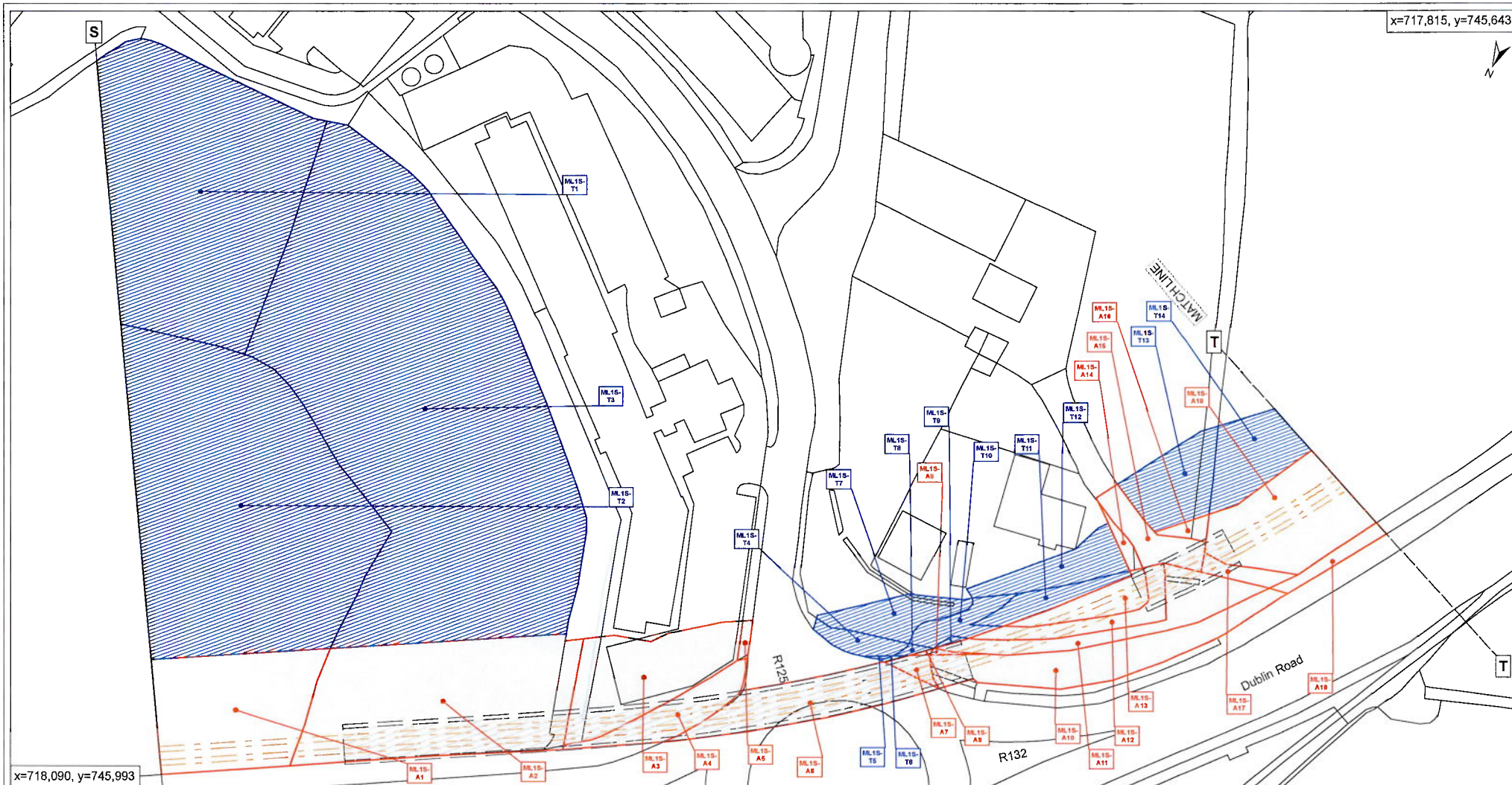
Therefore, the proposed compulsory purchase order is unfair, unjust, and bad in law, and we have been instructed by our clients to take whatever steps are necessary to have our concerns addressed either by An Bord Pleanála or through the Courts.

For the avoidance of doubt, our clients and their professional advisers are available to meet with representatives from TII to agree on an alternative access to serve the balance of their holding.

Please acknowledge receipt of this submission.

Yours faithfully,

Pearse Mehigan
Pearse Mehigan Solicitors LLP




LOCATION PLAN
Map Scale: 1:1000 @ A3

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Transport Infrastructure Ireland (TII) is an operational name of the National Roads Authority.


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DRAWING LEGEND	
	BOUNDARY REFERENCE NUMBER
	EXTENT OF PROPOSED ACQUISITION OF LAND
	LAND TAKE REFERENCE NUMBER
	EXTENT OF PROPOSED ACQUISITION OF INFRASTRUCTURE LAND
	BOUNDARY REFERENCE NUMBER
	EXTENT OF IMPROVED RIGHT OF WAY TO BE ACQUIRED / EXTINGUISHED
	TEMPORARY SITE REFERENCE NUMBER
	EXTENT OF PROPOSED TEMPORARY SITE
	POSITION OF METRO RAIL TRACKS
	POSITION OF METRO RAIL TRACKS (UNDERGROUND)
	EXTENT OF METRO TUNNEL
	BOUNDARY REFERENCE NUMBER
	EXISTING LIGHTWELL (MAY BE AFFECTED OR ACQUIRED)
	EXISTING BUILDING FOOTPRINT
	EDGE OF EXISTING PAVEMENT
	EXISTING PAVEMENT BOUNDARY (MAY BE AFFECTED OR ACQUIRED) (EXACT EXTENT OF IMPROVEMENTS TO BE CLARIFIED)

REVISION	DATE	MODIFICATION	STATUS	STATE
103	04/10/2022		Final	Published



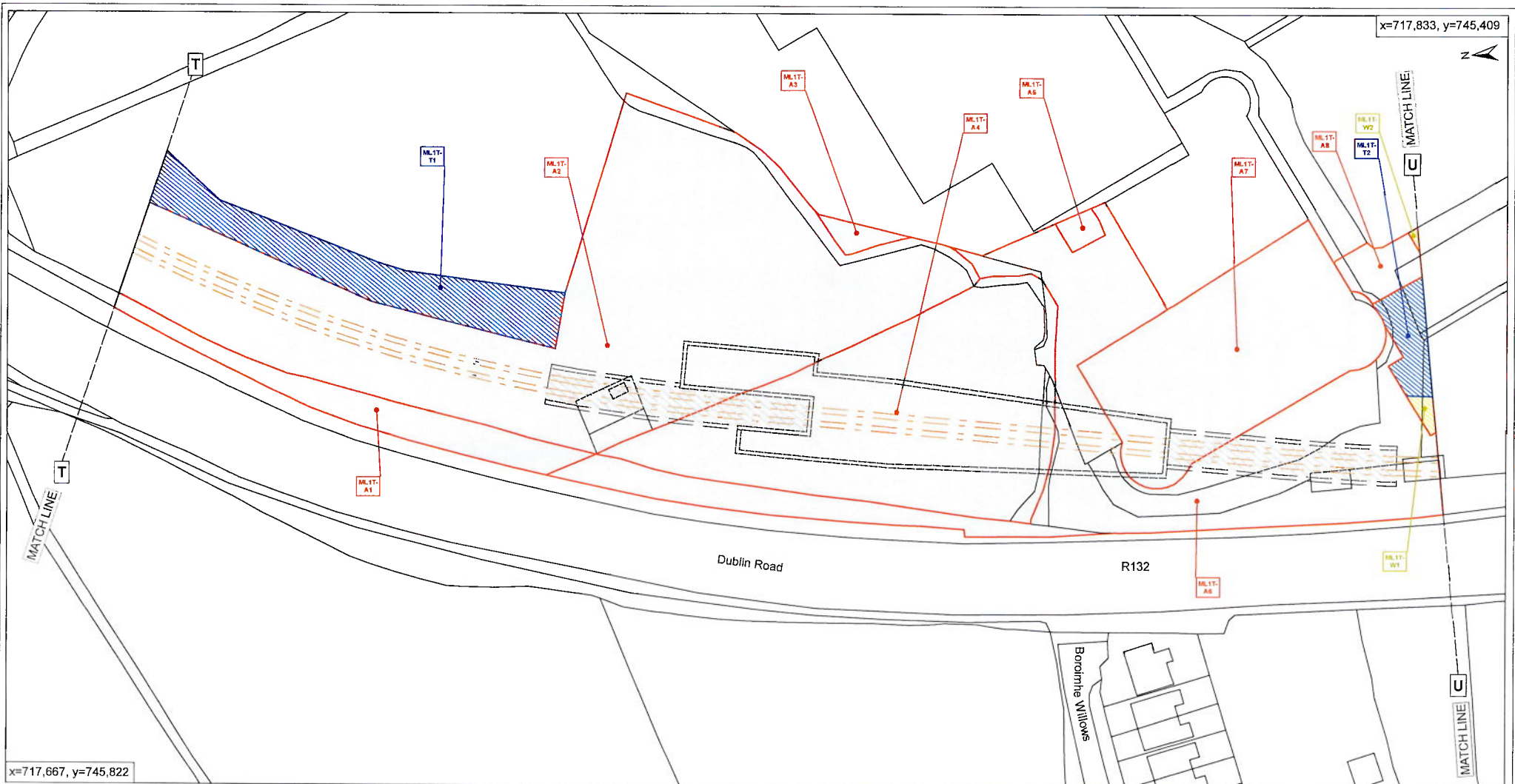
METROLINK



TITLE

RAILWAY WORKS
 METROLINK - PROPERTY DETAILS
 PINNOCK HILL ROUNDABOUT

DRAWING NUMBER		ML1-JAI-BOR-ROUT_XK-DR-Y-01022	
DRAWING TITLE	CHECKED BY	APPROVED BY	
SCALE 1:1000 @ A3	REVIEWED BY		
AREA NUMBER	PLAN NUMBER	SUBJECT	
301	ML-P 301 S-T	PROPERTY	



LOCATION PLAN
Map Scale: 1:1000 @ A3

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DRAWING LEGEND	
	LAND TAKE REFERENCE NUMBER
	EXTENT OF PROPOSED ACQUISITION OF LAND
	LAND TAKE REFERENCE NUMBER
	EXTENT OF PROPOSED ACQUISITION OF SUBSTRATE LAND
	IMPERMEABLE REFERENCE NUMBER
	EXTENT OF IMPERMEABLE RIGHT OF WAY TO BE ACQUIRED/EXTINGUISHED
	TEMPORARY SITE REFERENCE NUMBER
	EXTENT OF PROPOSED TEMPORARY SITE
	POSITION OF METRO RAIL TRACKS
	POSITION OF METRO RAIL TRACKS (UNDERGROUND)
	EXTENT OF METRO TUNNEL
	EXISTING BASINMENT REFERENCE NUMBER
	EXISTING BASINMENT (MAY BE AFFECTED OR ACQUIRED)
	EXISTING BUILDING FACADE
	EDGE OF EXISTING PAVEMENT
	EXISTING CORNER/LL (MAY BE AFFECTED OR ACQUIRED)
	EXISTING BASINMENT REFERENCE NUMBER - MAY BE AFFECTED OR ACQUIRED (EXACT EXTENT OF BASINMENT TO BE CLARIFIED)

REVISION	DATE	MODIFICATION	STATUS	STATE
001	04/08/2022		001	Published
TITLE RAILWAY WORKS METROLINK - PROPERTY DETAILS AIRSIDE SHOPPING CENTRE (SHEET 1 OF 2) ML1-JAI-BOR-ROUT_XX-DR-Y-01023				
DRAWING NUMBER				
DRAWN BY	CHECKED BY	APPROVED BY		
SCALE: 1:1000 @ A3	REVIEWED AS	PLAN NUMBER		
AREA NUMBER	301	ML-P 301 T-U	SUBJECT	PROPERTY

