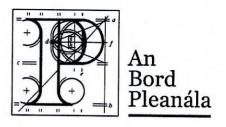
Our Case Number: ABP-314724-22

Your Reference: BORG Developments and JOM Investments



J.B. Barry and Partners Limited Classon House **Dundrum Business Park** Dublin 14 **D14 T9T0**

Date: 09 December 2022

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 submission (including your fee of €50) in relation to the above-mentioned proposed Railway Order and will take it into consideration in its determination of the matter.

The Board will revert to you in due course with regard to the matter.

Please be advised that copies of all submissions/observations received in relation to the application will be made available for public inspection at the offices of the relevant Council(s) and at the offices of An Bord Pleanála when they have been processed by the Board.

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 the meantime, please contact the undersigned. Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Niamh Thornton **Executive Officer**

Direct Line: 01-8737247

Ríomhphost



consulting engineers

Classon House, Dundrum Business Park, Dublin 14, D14 T9T0, Ireland phone: +353 1 485 1400 email: info@ibbarrv.ie web: www.jbbarry.ie

An Bord Pleanala 64 Marlborough Street Rotunda Dublin 1 D01 V902

Date: 02nd December 2022

Ref.: 21202/2/GF

RAILWAY (METROLINK-ESTUARY TO CHARLEMONT VIA DUBLIN AIRPORT) ORDER

Submission on behalf of BORG Developments Unlimited Company and JOM Investments Unlimited Company, 15 Hogan Place, Grand Canal Street Lower, Dublin,

Dear Sirs,

The following submission has been prepared by J.B.Barry and Partners Limited on behalf of BORG Developments Unlimited Company and JOM Investments Unlimited Company (our Clients) and the potential effects of the Metrolink development on their lands at Northwood, Santry Dublin 9.

Our clients' lands are located immediately to the east of the proposed Metrolink line and Northwood Station. The site boundary line is shown in red in Figure 1 below:

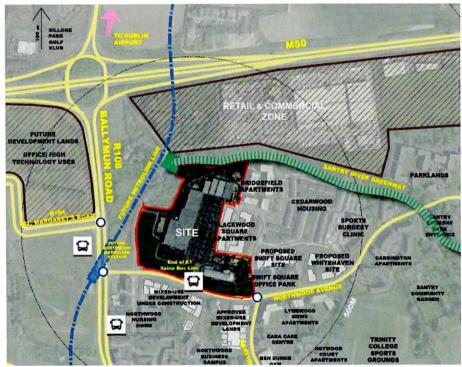


Figure 1 - Our clients site boundary relative to Metrolink

Directors: Liam Prendiville Be ceng FIEI DIPPM DIPH&G FConsEI (Managing), Maurice O'Donoghue Be Eur ing Ceng FIEI DIPPM FConsEI, Martin Hogan BSc MSc CChem FRSC MIEI FCIWM Earnon Daly Be Mengsc Ceng MIEI, Anne Marie Conibear Be Ceng MICE FIEI RConsei, Garry Flood Bsc (Eng) Ceng MIEI, Michael Hand Be MBA PhD(hc) Eur ing CEng REI FICE FCIWEM FIAE CDIr MIOD Technical Directors: Jerome O'Brien be eur ing ceng fiei mistructe Foonsei, Gordon Barry be dip Arb Euring Ceng Ceng Ceng Ceng Color Fiei Folivem Amicheme, Marcus Fagan being Ceng Miei

Associate Directors: Tim Finn be ceng miei, Kieran O'Dwyer be miei, Paul Judge bsc msc(eng) ceng miei, Ben Gaffney be meng ceng miei, Peter Morehan BE CENG MIEI PMP, ROSS KINSElla BA BAI DIPPM CENG MIEI

) Engineers Ireland Also at: 3 Eastgate Road, Eastgate Business Park, Little Island, Co. Cork, T45 KH74, Phone: +353 21 475 7800, E-mail: cork@jbbarry.ie Unit 14C, N5 Business Retail Park, Moneen Road, Castlebar, Co. Mayo, F23 YY39, Phone: +353 94 906 8950, E-mail: castlebar@jbbarry.ie



Jacobs-IDOM Drawing No.MLI-JAI-EIA-ROUT_XX-DR-Y-21152 P03 which has been included with the Railway Order application documentation indicates a significant temporary landtake within our clients lands as indicated in Figure 2 below:

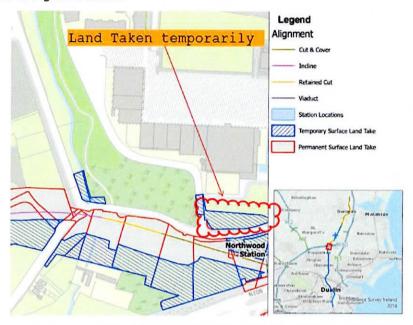


Figure 2 – Extract from Jacobs-IDOM Drawing No.MLI-JAI-EIA-ROUT_XX-DR-Y-21152 P03 showing proposed Metrolink Temporary Landtake

CPG are seeking clarification as to the purpose of this landtake area as it is not clear from the information provided with the Railway Order application. It is also noted that since initial consultations took place, CPG proposals for these lands have evolved and the proposed temporary landtake has the potential to significantly disrupt proposed future developments and the timely completion of the overall urban design for the site – refer Figure 3 below which shows the landtake area overlaid on a proposed preliminary masterplan strategy for the site:

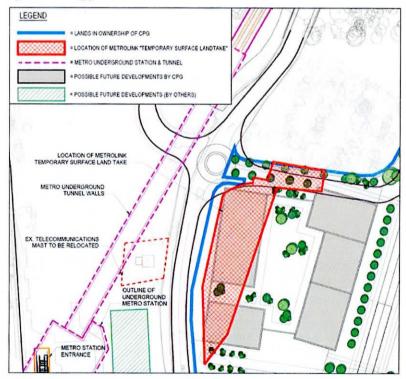


Figure 3 – Overlay of proposed Metrolink Temporary Landtake on proposed Masterplan layout for the subject site



Our clients are very supportive of the Metrolink project and the significant benefits this high-quality rapid transit system will provide for Dublin and its communities, namely reduced congestion and therefore improved air quality, better access to employment and housing, safer streets for active travel and key links to Dublin Airport, Irish Rail, DART, Dublin Bus, Luas, Hospitals and Universities.

The provision of suitable quality residential developments within mixed use areas is critical at this time and therefore Our clients are concerned that the proposed temporary landtake may impede both the development of their lands, which are zoned for 'high density mixed use employment generating activity and commercial development, and support the provision of an appropriate quantum of residential development', and the timely delivery of same.

The particular concerns of our clients with respect to the proposed temporary landtake and construction of a new roundabout and access road relate to the following:

- a) The purpose of the landtake and its potential impact on proposed future developments within their site,
- b) The impact on existing and future access from the north of Gullivers retail park and Northwood Avenue
- c) The uncertainty in relation to dates and duration of the proposed temporary landtake
- d) The impact of the proposed new permanent roundabout and the new kerb line which cuts through Cosgrave site boundary refer Figure 4 below:

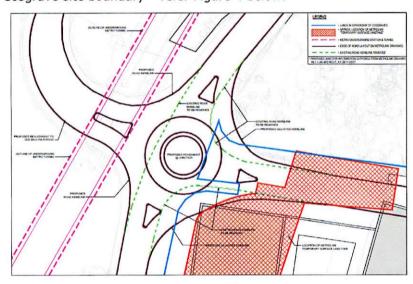


Figure 4 - Overlay of the proposed new permanent roundabout on the subject site

BORG Developments Unlimited Company and JOM Investments Unlimited Company are of the view that a mutually acceptable accommodation may be found if engineers for all parties engage in cooperative discussions.

Yours sincerely,

Garry Flood Director

J. B. BARRY AND PARTNERS LIMITED