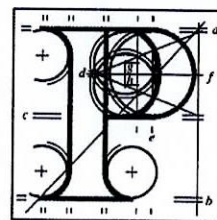


Our Case Number: ABP-314724-22

Your Reference: BORG Developments and JOM Investments



**An
Bord
Pleanála**

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 County 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

Teil	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1890 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

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:

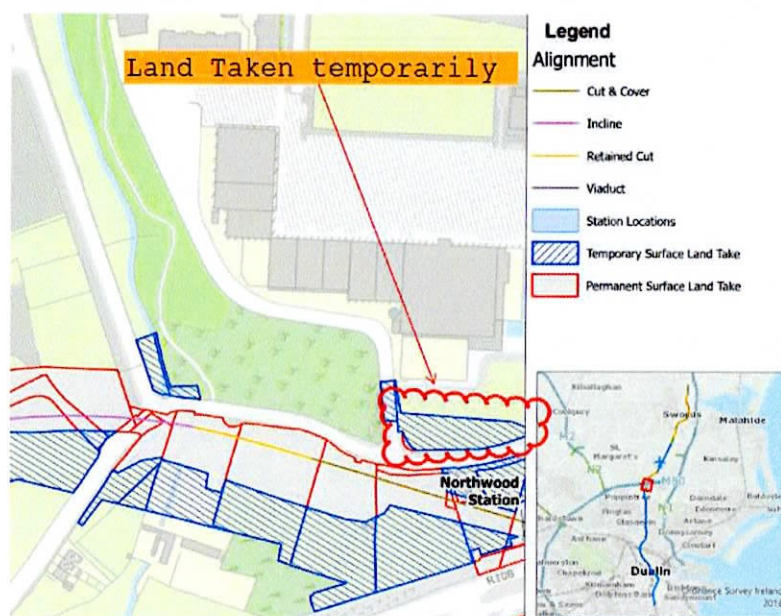


Figure 2 – Extract from Jacobs-IDOM Drawing No.MLI-JAI-EIA-ROUT_XX-DR-Y-21152 P03 showing proposed Metrolink Temporary Landtake

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:

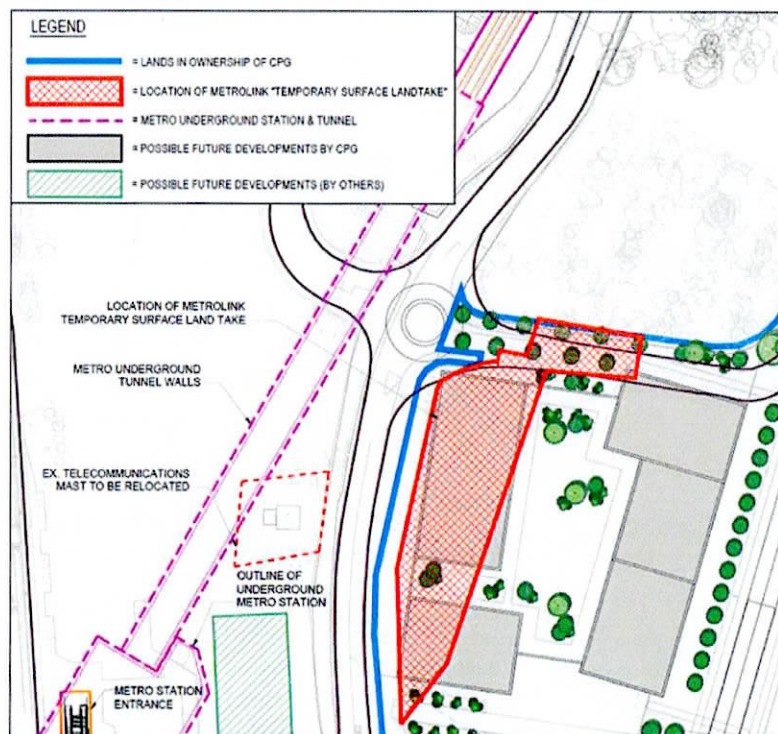


Figure 3 – Overlay of proposed Metrolink Temporary Landtake on proposed Masterplan layout for the subject site



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:

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

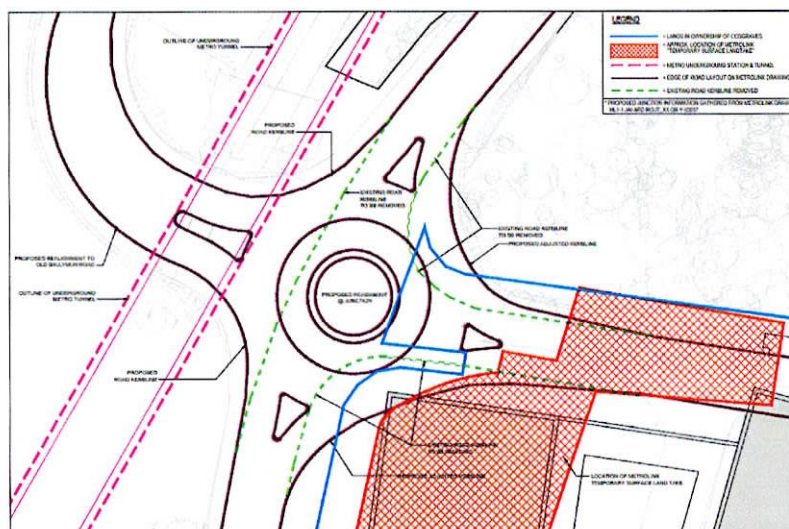


Figure 4 – Overlay of the proposed new permanent roundabout on the subject site

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