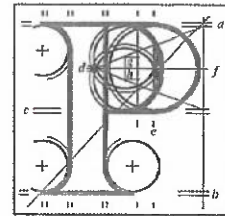


Our Case Number: ABP-314724-22

Planning Authority Reference Number:

Your Reference: Bindford Limited



**An
Bord
Pleanála**

ILTP
St. Albert's House
Dunboyne
Co. Meath

Date: 23 January 2023

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 and oral hearing request 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.

The Board has absolute discretion to hold an oral hearing in respect of any application before it, in accordance with section 218 of the Planning and Development Act 2000, as amended. Accordingly, the Board will inform you on this matter in due course.

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.

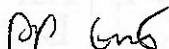
If you have any queries in the meantime, please contact the undersigned. Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Tel	Tel	(01) 858 8100
Glaao Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Lálthreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,



Niamh Thornton
Executive Officer
Direct Line: 01-8737247

Tel
Glaao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel (01) 858 8100
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64 Marlborough Street
Dublin 1
D01 V902



An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

16th January 2023

Our Reference: CrossGuns
Your Reference: 314724

**Submission on Behalf of Bindford Limited on Proposed Scheme and CPO
(Compulsory Purchase Order) of Lands**

Dear Sirs,

Re. Railway (Metrolink–Estuary to Charlemont via Dublin Airport) Order 2022

Submission on Behalf of Bindford Limited

We have been appointed by Bindford Limited, 13-18 City Quay, Dublin 2 to make a submission on his behalf to the above proposed scheme. The submission is in respect to the lands under the proposed Metrolink line at Cross Guns, Phibsborough.

Our client is generally supportive of the proposed Metrolink scheme but are seeking clarification on the potential impacts the scheme might have on their lands.

The proposed Metrolink includes for the temporary CPO of lands in the ownership of our client at this location, which includes part of a permitted SHD development, details of which are set out in the separated document prepared by McGill Planning who are also acting for Bindford Limited.

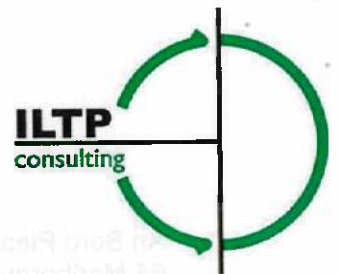
The current temporary CPO on our client lands includes a portion of the permitted SHD building. Our client has been in contact with the TII (Transport Infrastructure Ireland) in respect to this matter and a Draft Statement of Common Ground (SoCG) has been exchanges between both parties.

The attached Figure A, prepared by ILTP, shows an indicative layout with reduced temporary land take which could allow for both development on the client lands and the Metrolink development to proceed either independently or in tandem.

Further meetings are planned with TII to seek a final agreement in respect to the subject lands.

Our client would like at this stage to reserve its position pending the outcome of the further engagement with TII.

Our client may wish to be represented any Oral hearing on the proposed Metrolink or to make a further submission in respect to any agreement reached with the TII.



Yours sincerely,

Christy O'Sullivan
Managing Director

C.c. Bindford Limited.

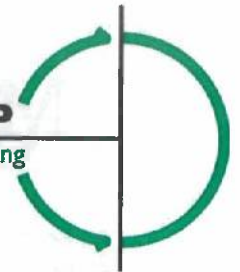
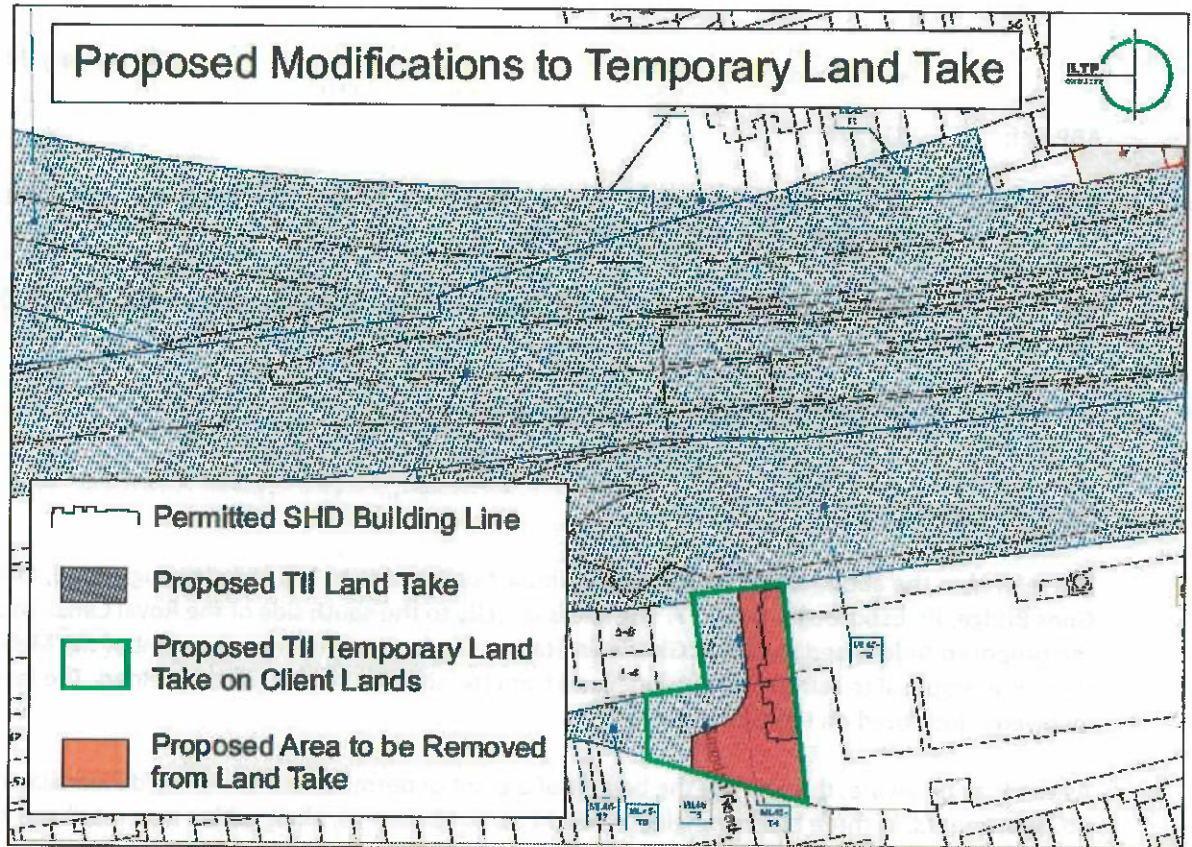


Figure A



An Bord Pleanála,
64 Marlborough Street,
Dublin 1

16th January 2023

ABP Ref: 314724

Description: Estuary through Swords, Dublin Airport, Ballymun, Glasnevin and City Centre to Charlemont, Co. Dublin (Metrolink)

Re: Planning Status of 113 Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7

Our Ref: 20032/ Metrolink

Dear Sir/ Madam,

We reference the above development and its impact on the site at 113 Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7. The site is directly to the south side of the Royal Canal, opposite the proposed redesigned station at Glasnevin Station. To facilitate the development of the Metrolink, there is a proposal to temporarily include land from the site at 113 Phibsborough Road. The land involved is indicated on the ILTP drawings.

As you may be aware, this site has the benefit of a grant of permission from An Bord Pleanála, for 205 no. apartments, in three blocks ranging in height up to 12 storeys, along with a new retail and café unit and public plaza. This was granted under reg ref ABP-309345-21. Unfortunately, this grant of permission is currently the subject of an ongoing Judicial Review.

To facilitate residential development on the site, and in light of the ongoing Judicial Review, it has been decided to progress a separate Large Scale Residential Development application on this site under the new legislation.

This application is now at a reasonably advanced stage. The S247 meeting has been completed, as has the Pre-Application Consultation Meeting with Dublin City Council and the resulting Opinion pursuant to section 32D issued on the 15th December 2022. It is intended that the full planning application will be submitted in early to mid-February 2023.

The Metrolink, along with BusConnects, is identified as an item to be addressed under the Traffic and Transport issues section of Dublin City Council Opinion, in sections B, C (ii), E(i) and F(ii). This requires that engagement with NTA/ Metrolink is carried out and that *"the proposed development does not prevent the delivery of the temporary vehicular/ pedestrian/ cycle bridge over the Royal Canal proposed under the Metrolink Railway Order application"*. It also requires that *"The applicant should demonstrate the location of temporary bicycle parking provision on site, for the duration of the Metrolinks works."*

As is demonstrated by drawings and report submitted by ILTP, along with the Statement of Common Ground prepared by Bindford Limited which is currently under discussion with TII, regarding the

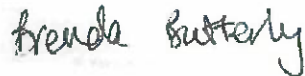
quantum of land required to deliver the temporary vehicular/ pedestrian/ cycle bridge over the Royal Canal can be accommodated without impacting on the delivery of the residential development, and vice versa.

Bindford Limited will continue to engage further with TII in this respect, and it is expected that agreement will be reached which will allow both schemes to proceed independently or in tandem. The provision of the apartment development will not preclude the delivery of Metrolinks nor impact on any temporary works required to facilitate same.

The area the subject of the temporary bridge will provide, if granted permission, a new communal open space area, a children's play area and cycle facilities. Both the open space and children's play area can be delivered once the bridge is removed and there are a number of options available to temporarily accommodate cycle facilities elsewhere on the site as demonstrated by OMP's drawings. Finally, it is worth noting that there is an excess provision of communal open space on this site, so even without this land, the site meets the communal open space requirements.

We hope this clarifies matters in relation to the planning status of this site, however, should you have any further queries please do not hesitate to contact me on 085 822 9829.

Kind Regards,



Brenda Butterly