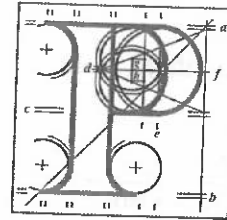


Our Case Number: ABP-314724-22

Planning Authority Reference Number:



**An
Bord
Pleanála**

Colin Torpay
4 Marys Abbey
Dublin 7
D07KOWY

Date: 26 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 (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.

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.

Teil
Glaó Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel (01) 858 8100
LoCall 1890 275 175
Fax (01) 872 2684
Website www.pleanala.ie
Email bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

PP EM

Niamh Thornton
Executive Officer
Direct Line: 01-8737247

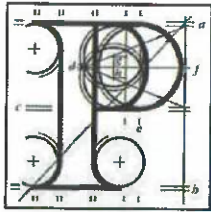
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An
Bord
Pleanála

Observation on a Strategic Infrastructure Development Application

Observer's details

1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

(a) Observer's
name

Colin Torpay

(b) Observer's
postal address

4 Marys Abbey
D07KOWY

Agent's details

2. Agent's details (if applicable)

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's postal
address

Click or tap here to enter text.

Postal address for letters

3. During the process to decide the application, we will post information and items to you or to your agent. For this **current application**, who should we write to? (Please tick ✓ one box only)

You (the observer) at the postal address in Part 1

☒

The agent at the postal address in Part 2

☐

Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation.

- (a) **An Bord Pleanála case number for the current application (if available)**
(for example: 300000)

NA29N.314724

- (b) **Name or description of proposed development**

Metrolink

- (c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Estuary to Charlemont

Observation details

5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word limit** as the box expands to fit what you write.

You can also insert photographs or images in this box. (See part 6 – Supporting materials for more information).

I would like to make an observation regarding the siting of the St. Stephens Green Station: namely the cut and cover works for the station location, as the project does not seem to have balanced the full range of factors that should have been taken into account. It is troubling that any part of Dublin's best loved park could ever be considered as suitable for a major cut and cover project for the station while alongside lies an adjacent wide roadway (St. Stephens Green East) with capacity for the station, its entrances and structures, allowing for a successful and complete re-instatement after the works.

While the potential of the proposal is positive in its increased ease of access to St Stephens Green and potential for urban upgrades associated with the works, it throws this opportunity away by not sufficiently acknowledging how outstanding the urban purlieus of this corner of Dublin actually is.

It's an architecturally ingenious park entrance as much as a sculpture, uncluttered and spare, it is a dignified set piece read against the greenery and huge tree canopies behind. That is a successful urban composition.

There is really nothing convincing in its proposed re-located position, rendered impotent of function and pushed back out of the way.

5. Grounds

In the planning report seven options are considered for this station and then in varying degrees dismissed for practical reasons. The impression given is that in certain circumstances anticipated construction problems for Metrolink are more importantly avoided than detailed consideration of the final urban outcomes.

These are not insurmountable issues and the protected structure reason highly questionable. It just seems that it is never stated how important St. Stephens Green is, although perhaps this would take up an entire volume and in arguing that a little damage at one side is really nothing. A well-presented section should be provided by the applicant to include the east side from the houses and basements westwards through the park boundary, showing the entire width of the wide road and double pavement outside the park which would really be a telling drawing to combat the main concerns for pushing into the park.

5. Grounds

The felling of trees for such projects is usually understated and in a “cut and cover” project, there are overhanging branches and adjoining roots of retained trees impacted so the neat little box is rarely the actual damage zone. Changes to hydrology locally can be detrimental to mature trees. The imbalance to the composition of the canopy within the park will be a very damaging outcome, it will be an obvious visual and ecological negative and one that can only recover over generations.

The park is regular on plan and in every way as one looks at it, so it has to become clear in the future to anybody looking to admire it or if walking through it, that some traumatic negative event has occurred to unbalance the beautiful composition. The tree canopy cover exceeds its boundary, offering canopy covered sidewalks externally alongside the outer rows of limes and at every season one is stuck by how lucky we are to inherit such a place. While the buildings are more intact and regular on the east side of the green than any other, the significance of its canopy reading as a beautiful counterpoint and balance to them is even more intensely experienced, a sublime effect that could be lost for generations if current preoccupations prevail.

5. Grounds

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Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

You can insert photographs and similar items in your observation details: grounds (part 5 of this form).

If your supporting materials are physical objects, you must send them together with your observation by post or deliver it in person to our office. You cannot use the online uploader facility.

Fee

7. You **must** make sure that the correct fee is included with your observation.

Observers (except prescribed bodies)

- strategic infrastructure observation is €50.
- there is no fee for an oral hearing request

Oral hearing request

8. If you wish to [request the Board to hold an oral hearing](#), please tick the “Yes, I wish to request an oral hearing” box below.

You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

☐

No, I do not wish to request an oral hearing

☐

Final steps before you send us your observations

9. If you are sending us your observation using **the online uploader facility**, remember to save this document as a Microsoft word or PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

This also applies to prescribed bodies sending an observation by email.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.

For Office Use Only

FEM – Received		SIDS – Processed	
Initials		Initials	
Date		Date	

Notes