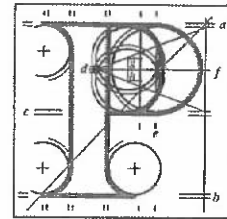


Our Case Number: ABP-314724-22

Planning Authority Reference Number:

Your Reference: Core Capital



An
Bord
Pleanála

Logical Real Estate Consulting
15 Herbert Place
Dublin 2

Date: 18 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 (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

Tel	Tel	(01) 858 8100
Glaos 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

BY ONLINE SUBMISSION

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

13th of January 2023

RE: RAILWAY (METROLINK-ESTUARY TO CHARLEMONT VIA DUBLIN AIRPORT)
ORDER 2022
PROPERTY: 15-18 EARLSFORT TERRACE, DUBLIN 2

To whom it concerns,

This submission has been prepared by Logical Real Estate Consulting on behalf of Core Capital who act on behalf of the owners of the existing office properties located at 15-18 Earlsfort Terrace, Dublin 2. The subject properties (15-18 Earlsfort Terrace) comprise four mid-terraced four storey over basement period buildings. The architecture of the building's was influenced by Gothic Revival style and 17 and 18 Earlsfort Terrace are listed as Protected Structures (RPS No. 2420 & 2421) in Dublin City Council's Record of Protected Structures.

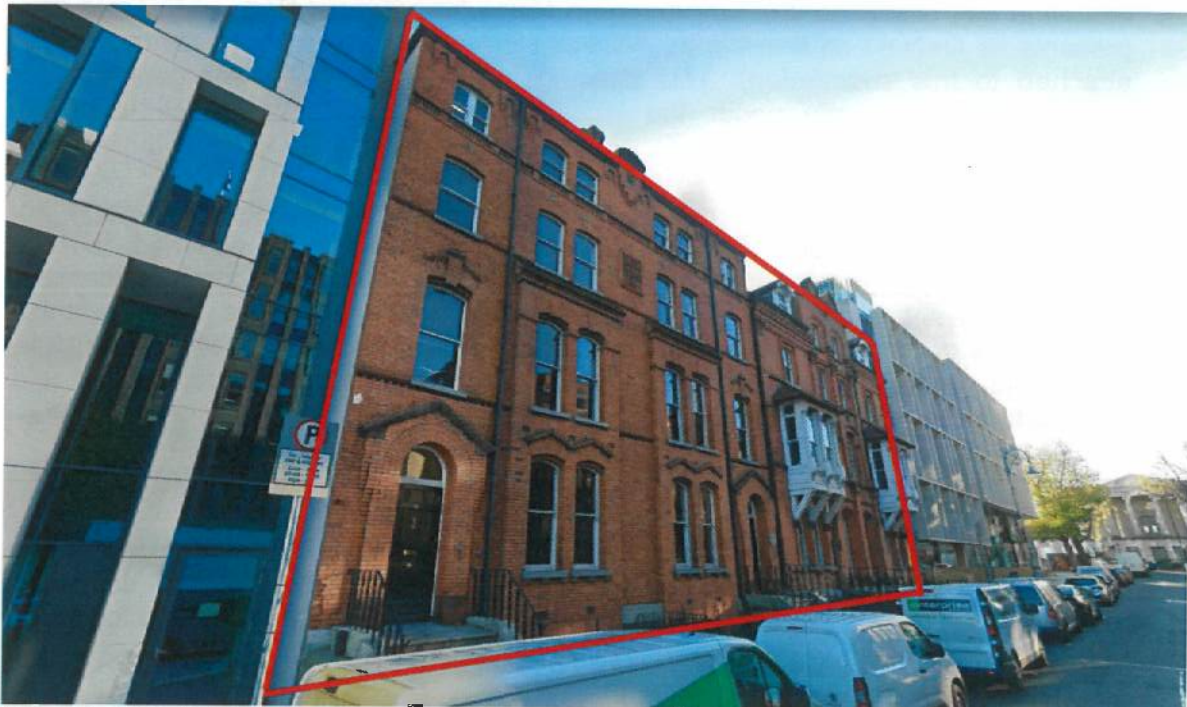


Figure 1 – View of front elevations of subject properties outlined in red. Source: Google Maps 2023

15 Herbert Place,
Dublin 2, Ireland

01 443 4155

info@logical.ie
www.logical.ie

The properties are located in the City Centre between MetroLink Chainage 18+900 and Chainage 19+100.

Submission 1:

The route selection including horizontal alignment, vertical alignment and depth of MetroLink below ground in the area between Chainage 18+900 and Chainage 19+100 should be reviewed by NTA / TII to satisfy themselves and to ensure that –

1. MetroLink does not cause structural damage to the foundations supporting our client's properties.
2. MetroLink does not cause structural damage to our client's properties at the basement level.
3. MetroLink does not cause damage to the historic brickwork, ornate detailing and fragile finishes of our client's properties and protected structures.
4. MetroLink provides the necessary vertical and/or horizontal clearance between the existing basements and the tunnels.

Submission 2:

The construction information provided by MetroLink has been reviewed. We note that drawing ML1-JAI-EIAROUT- XX-DR-Y-13038 (a copy is attached to this submission) does not identify any potential receivers in the area of our client's properties, therefore essentially ignoring potential damage to our client's properties. We refer to the following points:

1. Metrolink has assessed the "Groundborne Noise from Tunnel Boring Machine" and presents its findings on drawing no. ML1-JAI-EIA-ROUT-XX-DR-Y-14009 (a copy is attached to this submission). This drawing indicates MetroLink will generate an additional 50db directly under the location of our client's properties which is unacceptable.
2. Metrolink has assessed the predicted "Settlement" and presents its findings on drawing no. ML1-JAIEIA- ROUT-XX-DR-Y-21149 (a copy is attached to this submission). This drawing indicates MetroLink will be causing a 35mm settlement directly under the location of our client's properties which is unacceptable. Settlements of this magnitude cannot be accommodated by the building's structure and could cause damage to foundations; basement; superstructure; façade and internal finishes.

Submission 3:

The operational information provided by MetroLink has been reviewed. We note that drawing ML1-JAI-EIAROUT- XX-DR-Y-13038 (a copy is attached to this submission) does not identify any potential receivers in the area of our client's properties. We refer to the following point:

1. Metrolink has assessed the "Groundborne Noise from Operation" and presented its findings on drawing no. ML1-JAI-EIA-ROUT-XX-DR-Y-14041 (a copy is attached to this submission). This drawing indicates MetroLink will be generating an additional 35db directly under the location of our client's properties which is unacceptable.

In summary, our client requests that the route of the proposed MetroLink tunnels are diverted away from their current proposed location (under our client's properties) to either below the public carriageway or buildings that will not be damaged or compromised by the presence of the tunnels located under.

Should you have any queries or wish to discuss any aspect of this submission, please contact me.

Yours sincerely,

A handwritten signature in cursive script that reads 'James McParland'.

James McParland, MSCSI MRICS AIFireE
Chartered Building Surveyor
Logical Real Estate Consulting

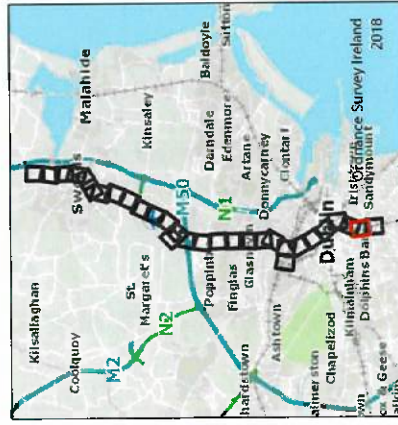
Legend

Alignment

Tunnel

Station Locations

Construction Noise Receivers



Rev	Date	Final Issue	JL	RI	NC
001	1/7/22	Purpose of revision	Drawn	Checked	Approved

JACOBS
IDOM

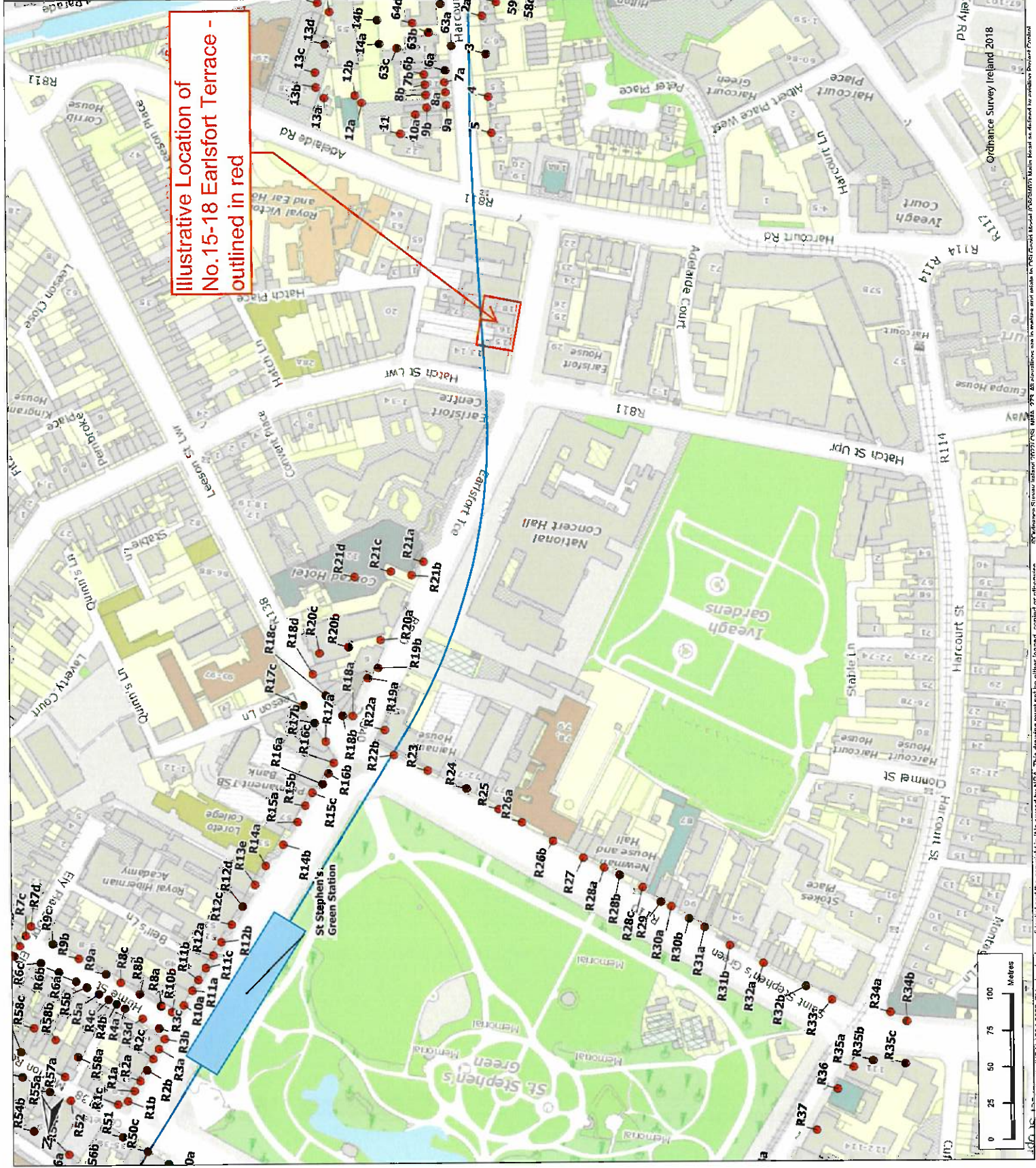
TIV
Transport Infrastructure
Visualisation

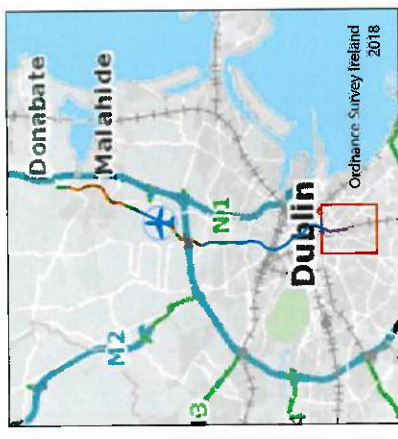
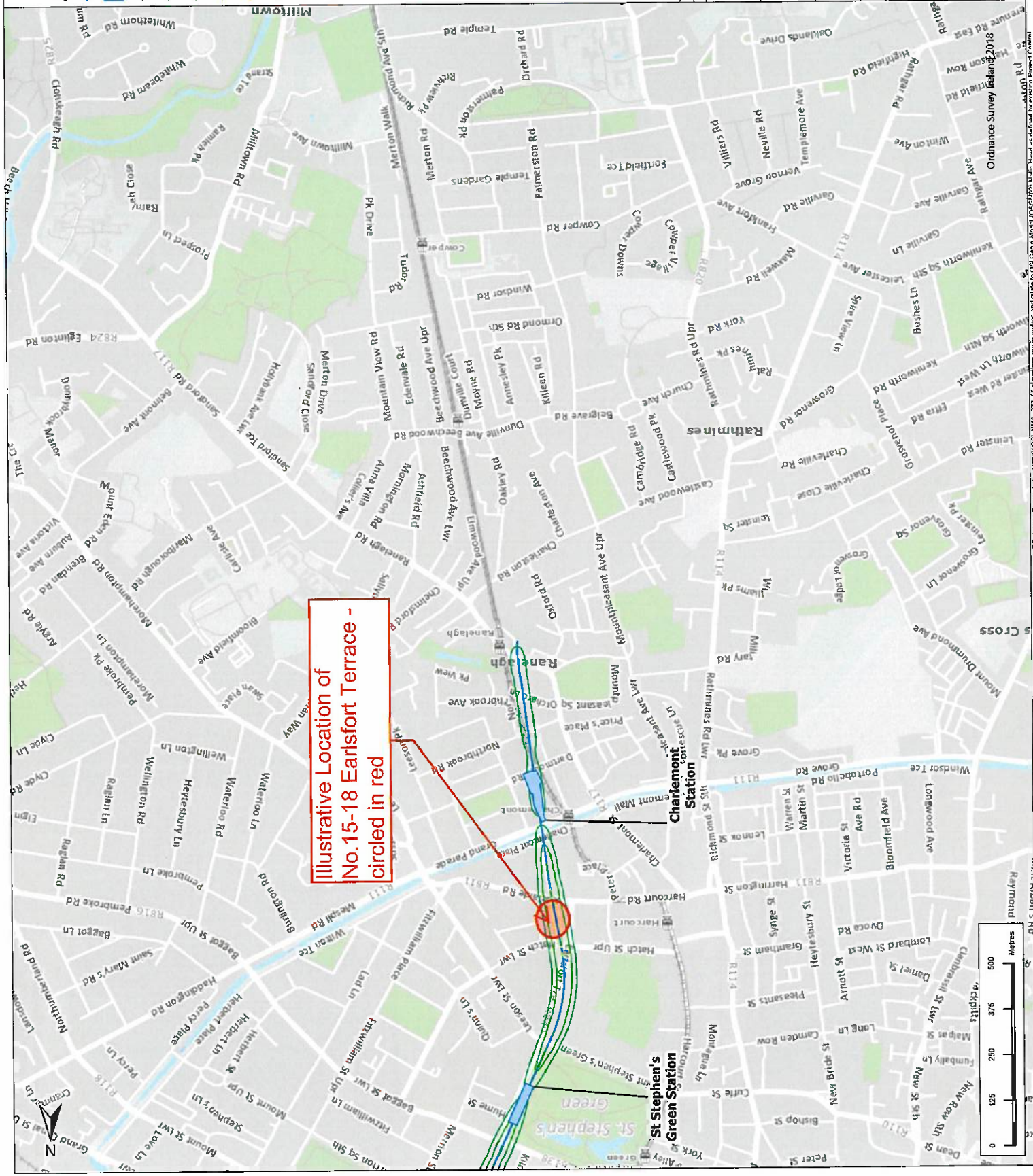
METROLINK

Drawing Title
Figure 13.2 Construction Noise assessment
locations
Sheet 29 of 30

Drawing Status	FINAL	DO NOT SCALE
Scale @ A3	1:2,500	
Client No.	32108000	
Drawing No.	ML-1-JAI-EIA-ROUT-XX-DR-Y-13038	
Rev		P02

This drawing is not to be used in whole or in part other than for the intended purpose and project as defined on this drawing. Refer to the project brief for full terms and conditions.





Rev	Date	Final Issue	Final Issue	Rev	Rev	Rev	Rev
P02	17/02	Purpose of revision	Drawn	Checked	Rev'd	App'd	Rev'd

JACOBS
IDOM

TII
Transport Infrastructure Ireland

METROLINK

Client

Project

Drawing Title

Figure 14.6 Groundborne Noise from Operation
Sheet 7 of 7

Drawing Status

FINAL

Scale @ A3

1:10,000

DO NOT SCALE

Client No.

3210000

Drawing No.

ML1-JA-EIA-ROUT_XX-DR-Y-14041

Rev

P02

This drawing is not to be used in whole or in part for any other purpose than the intended purpose of the project for which it was prepared. It is the responsibility of the user to ensure that the drawing is used in accordance with the terms and conditions of the contract for its preparation.

No. 15-18 Earsfort Terrace is circled in red in the main map. All dimensions are in metres and related to the 1:10,000 scale map.

