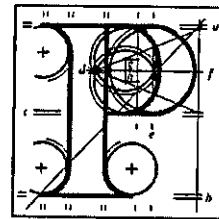


**Our Case Number: ABP-314724-22**

**Your Reference: Dublin Central GP Limited**



**An  
Bord  
Pleanála**

Stephen Little and Associates  
26/27 Upper Pembroke Street  
Dublin  
Dublin 2

**Date: 04 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, there is no fee for an affected landowner, listed on the schedule, to make an observation on this case, therefore, a refund of €50 will be made to the credit/debit card used to make the online observation.

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](http://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

Tell	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

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

13 October 2022

**RE: METROLINK RAILWAY ORDER – ABP REF NA29N.314724**  
**AREA 305 - PARNELL STREET TO GPO BUILDINGS INCLUDING O'CONNELL STREET STATION**  
**SUBMISSION BY DUBLIN CENTRAL GP LTD**

Dear Sir/Madam,

This submission is made by Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2 D02 X361, on behalf of Dublin Central GP Ltd, with a registered address of Riverside One, Sir John Rogerson's Quay, Docklands, Dublin 2, D02 X576.

This submission is made in respect of the published application for a Railway Order made by Transport Infrastructure Ireland to An Bord Pleanála on the 30<sup>th</sup> September 2022, ABP- NA29N.314724 refers. We note that the Railway Order Application is currently on public display, with submissions invited up to 25<sup>th</sup> November 2022.

The submission relates to Dublin Central GP Ltd lands, amounting to c. 2.2 ha, generally bounded by O'Connell Street Upper, Henry Street, Moore Street and Parnell Street, Dublin 1, with a working project title of Dublin Central. Dublin Central is subject of current and forthcoming planning applications. It lies within Area 305 (F-G) of the proposed MetroLink alignment, between Parnell Street and the GPO buildings. Some further details regarding the Dublin Central project are included as an Appendix to this submission, for information.

Dublin Central GP Limited is wholly supportive of TII's MetroLink application. It wishes to confirm its clear and unambiguous support for the current O'Connell Street station design and the MetroLink scheme generally.

Dublin Central GP Limited has engaged in extensive pre-planning consultation with TII to ensure that both projects compliment and facilitate each other, while remaining structurally independent (and that no Railway Works which are the subject of an application for a Railway Order will be constructed by the Applicant until and unless the Railway Order comes into operation under section 43(4) of the Transport (Railway Infrastructure) Act 2001 (the 2001 Act)). As such, Dublin Central will not be prejudicial to MetroLink and vice versa. To this end, Dublin Central GP Limited has agreed a Memorandum of Understanding with the NTA/TII to complete the enabling works that would accommodate the planned future MetroLink O'Connell Street station under Dublin Central Site 2.

We further note that in the event that MetroLink project is delayed or does not proceed in accordance with the application as lodged, that the Dublin Central development shall be capable of being completed, occupied and used regardless.

Yours faithfully,



Eleanor Mac Partlin  
Associate Director  
**STEPHEN LITTLE & ASSOCIATES**

## APPENDIX A: SUBMISSION CONTEXT

### 1 DUBLIN CENTRAL GP LIMITED

Dublin Central GP Limited is a wholly owned subsidiary of Hammerson plc, a pan-European developer and operator of high-quality retail-led destinations, including being owners of Dundrum Town Centre, and Swords Pavilions in Ireland. Along with Irish Life, they also share an interest in the ILAC Centre.

An experienced developer of large-scale urban projects, Hammerson's strategy seeks to deliver high-quality mixed-use developments including workspace, residential, leisure, cultural and retail uses.

Hammerson has a strong track record of sensitive urban regeneration projects, including those in historic city centres, such as Bishopsgate development located in Spitalfields in London. In 2017 Hammerson became the first real estate company globally to launch a comprehensive Net Positive strategy covering both environmental and socio-economic impacts.

### 2 DUBLIN CENTRAL MASTERPLAN LANDS

Dublin Central GP Limited controls c. 2.2 ha, accommodating the 'Dublin Central' development project.

The Dublin Central project almost entirely encompasses three urban blocks, bounded generally by O'Connell Street Upper and Henry Place to the east, Henry Street to the south, Moore Street to the west, and O'Rahilly Parade and Parnell Street to the north. Moore Lane extends south from Parnell Street through the centre of the Masterplan lands, as far as its junction with Henry Place.

Dublin Central represents a key mixed use urban regeneration project for Dublin Central GP Ltd.

### 3 DUBLIN CENTRAL MASTERPLAN IMPLEMENTATION STATUS

Dublin Central GP Limited and its planning design team have been liaising closely with Dublin City Council, TII and other stakeholders for a number of years on its Dublin Central Masterplan ambitions.

The Dublin Central Masterplan consists of several integrated sites or plots, to be developed in tandem subject to planning permission being granted.

To date 3no. planning applications have been made in the context of realising the Dublin Central Masterplan. These pertain to Sites 3, 4 & 5, generally bounded by Moore Street, Moore Lane, Henry Street, Henry Place and O'Rahilly Parade.

- **DCC Reg. Ref. 2861/21 – ABP Ref. ABP-312603-21 (Dublin Central Site 3 – Henry Street, Moore Street and Henry Place)**

Mixed-use scheme comprising 79no. build-to-rent residential units, 150no. bedroom hotel, retail units and café / restaurant units at ground floor.

- **DCC Reg. Ref. 2862/21 – ABP Ref. ABP-312642-21 (Dublin Central Site 4 – Moore Street, Moore Lane and Henry Place)**

Mixed-use scheme comprising 15no. residential units, office space, retail units and café / restaurant units at ground floor.

- **DCC Reg. Ref. 2861/21– ABP Ref. ABP-313947-22 (Dublin Central Site 5 – Moore Street, O'Rahilly Parade and Moore Lane)**

Office led scheme with café / restaurant units at ground floor.



Dublin City Council issued its notification of decision to grant conditional permission for Dublin Central Site 3, Site 4 and Site 5. Sites 3, 4 and 5 are, however, subject of current appeals to An Bord Pleanála (ABP Ref. ABP-312603-22, ABP-312642-22 and ABP-313947-22 respectively).

Further planning applications are to be made imminently, including for Site 2 mixed use development fronting O'Connell Street, where there is an overlap with the area of the proposed MetroLink and O'Connell Station works.

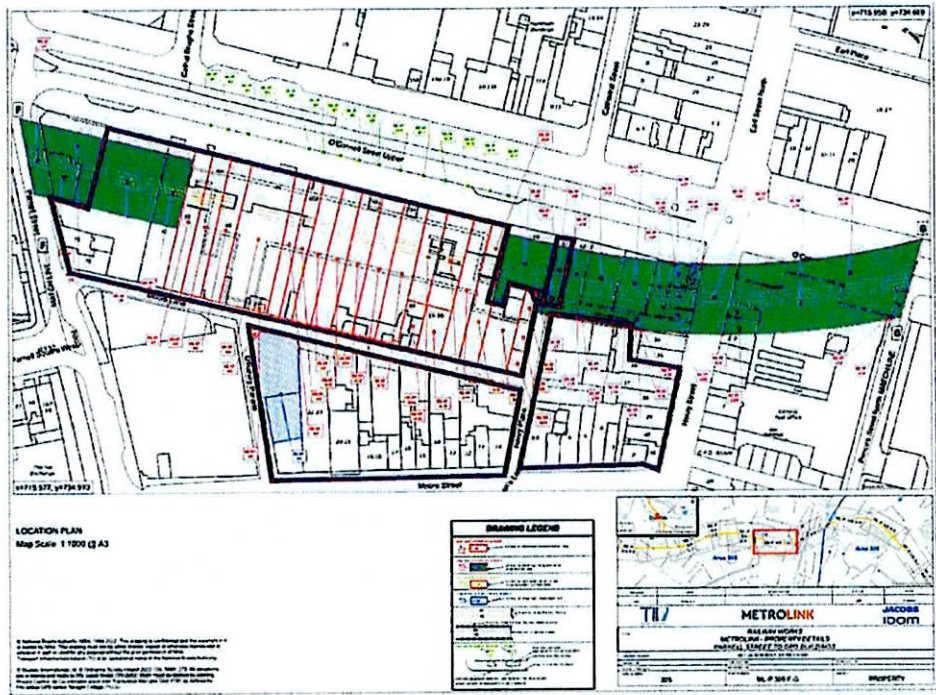


Figure 1: Indicative location of Dublin Central GP Limited landholding in purple within the context of the MetroLink site plan for O'Connell Street (Overlay by SLA, atop the drawing that is included in the Application for Railway Order).

#### 4 ACCOMMODATING METROLINK AND O'CONNELL STREET STATION

Dublin Central GP Limited continues to be fully committed to working with TII to ensure the delivery of the co-ordinated and sustainable regeneration of the O'Connell Street area of Dublin City Centre. It has agreed a Memorandum of Understanding with the NTA/TII in relation to works that would accommodate the planned future MetroLink O'Connell Street station under Dublin Central Site 2. This ensures that the Applicant's project is structurally independent of, and not prejudicial to, the TII MetroLink Project, and vice versa (and that no Railway Works which are the subject of an application for a Railway Order will be constructed by the Applicant until and unless the Railway Order comes into operation under section 43(4) of the 2001 Act).