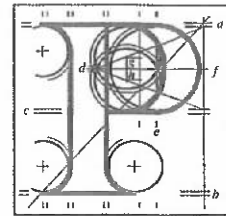


Our Case Number: ABP-314724-22

Planning Authority Reference Number:

Your Reference: Greybirch 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.

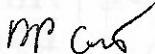
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Glaó Áitiúil
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Website www.pleanala.ie
Email bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,



Niamh Thornton
Executive Officer
Direct Line: 01-8737247

Tell
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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: Tara-St-BL
Your Reference: 314724

**Submission on Behalf of Greybirsch 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 Greybirsch Limited

We have been appointed by Greybirsch 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 Tara Street.

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

The subject lands, which are shown in yellow on Figure A attached, have the benefit of an existing planning permission for a hotel (ref: 3560/19), which includes two basement levels.

The proposed Metrolink includes for the CPO of sub-stratum lands in the ownership of our client at this location, which includes the site of the permitted development.

The concern or clarification our client is seeking is in respect to any limitations or impacts that might arise if

- the permitted development was under construction at the same time as the Metrolink construction
- if the development on the retained lands took place during the operational stage of Metrolink.
- In addition they are seeking an understanding as to whether a taller development on same lands (subject to planning) might be impacted in the event of same progressing with the Metrolink at construction or at operational stage.

We have only recently been in contact with TII in respect to this matter and further meetings are planned with TII in the near future.

We would ask the ABP to also seek clarification in respect to any limitation that might arise in respect to planned or future development on the retained lands

We would also welcome further engagement with ABP in respect to this matter and may wish to be represented any Oral hearing or to make a further submission in respect to any agreement reached with the TII.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Christy O'Sullivan", written over a horizontal line.

Christy O'Sullivan
Managing Director

C.c. Greybirch Limited.

