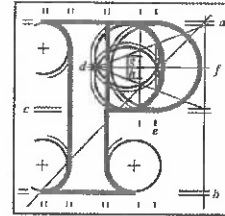


Our Case Number: ABP-314724-22

Planning Authority Reference Number:

Your Reference: Hines Real Estate Ireland Limited



**An
Bord
Pleanála**

Waterman Moylan
Engineering Consultants
Block S
EastPoint Business Park
Alfie Byrne Road
Dublin 3
D03H3F4

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.

Teil
Glao 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

Teil
Glaao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

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Email bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Our Ref : 22-117.001.docx
Your Ref :
E-mail : r.osborne@waterman-moylan.ie
Date : 13 January 2023

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

**Re : Railway (Metrolink–Estuary to Charlemont via Dublin Airport) Order 2022
Aercap House (former 65-68 St. Stephens Green)**

Dear Sirs,

This submission has been prepared by Waterman Moylan on behalf of Hines Real Estate Ireland Limited, who are the owners of the existing commercial building located at Aercap House (former 65-68 St. Stephens Green).

The properties are located in the City Centre between MetroLink Chainage 18+600 and Chainage 18+700.

Submission 1:

The route selection including horizontal alignment, vertical alignment and depth of MetroLink below ground in the area between Chainage 18+600 and Chainage 18+700 should be reviewed by NTA / TII to satisfy themselves and to ensure that

- (a) MetroLink does not cause structural damage to the foundation system supporting our client's building which comprises a mixture of CFA piles (some extending 12.5m below ground level) and pads foundations which are founded on the competent rock.
- (b) MetroLink does not cause structural damage to our client's building at the basement level. The basement structure forms the waterproof envelope to our Clients building and any damage would result in the ingress of water into the basement.
- (c) MetroLink does not cause damage to the bespoke cladding; glazing and fragile finishes of our client's building.
- (d) MetroLink provides the necessary vertical and/or horizontal clearance between the existing basements and the tunnels.
- (e)

Submission 2:

The construction information provided by MetroLink has been reviewed. We refer to the following points:

- a) 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 building which is unacceptable.

Block S, EastPoint Business Park, Alfie Byrne Road, Dublin D03 H3F4
t. 00 353 1 664 8900 f. 00 353 1 661 3618 e. info@waterman-moylan.ie w. www.waterman-moylan.ie

Directors: J. Gibbons, P. O'Connell, R. Osborne, C. Beresford (British), A. Steele (British)
Consultants: J. Caffrey, B. McCann, J. Moylan, P. Opdebeeck
Registered as Waterman Moylan Consulting Engineers Limited
Registered in Ireland 98095 Registered Office: Block S, EastPoint Business Park, Alfie Byrne Road, Dublin D03 H3F4
Offices: Australia, India, Ireland, United Kingdom



- b) Metrolink has assessed the predicted "*Settlement*" and presents its findings on drawing no. ML1-JAI-EIA-ROUT-XX-DR-Y-21149 (a copy is attached to this submission). This drawing indicates MetroLink will be causing a 20mm settlement directly under the location of our client's building which is unacceptable. Settlements of this magnitude cannot be accommodated by the building's structure and will cause damage to foundations; basement; superstructure; façade and internal finishes. As previously stated, the basement structure forms the waterproof envelope to our client's building and any damage would result in the ingress of water into the basement.

Submission 3:

The operational information provided by MetroLink has been reviewed. We refer to the following point:

- a) 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 30db directly under the location of our Clients building which is unacceptable.

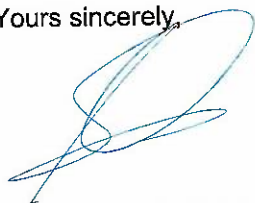
Submission 4:

MetroLink has proposed to acquire the substratum land located under our client's building, which is outlined in drawing no. ML1-JAI-EIA-ROUT-XX-DR-Y-01096 (a copy is attached to this submission). This is unacceptable to our client, as the future potential to develop this prominent commercial site in the future will be damaged.

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 building) to either below the public carriageway or buildings that will not be damaged or compromised by the presence of the tunnels located under.

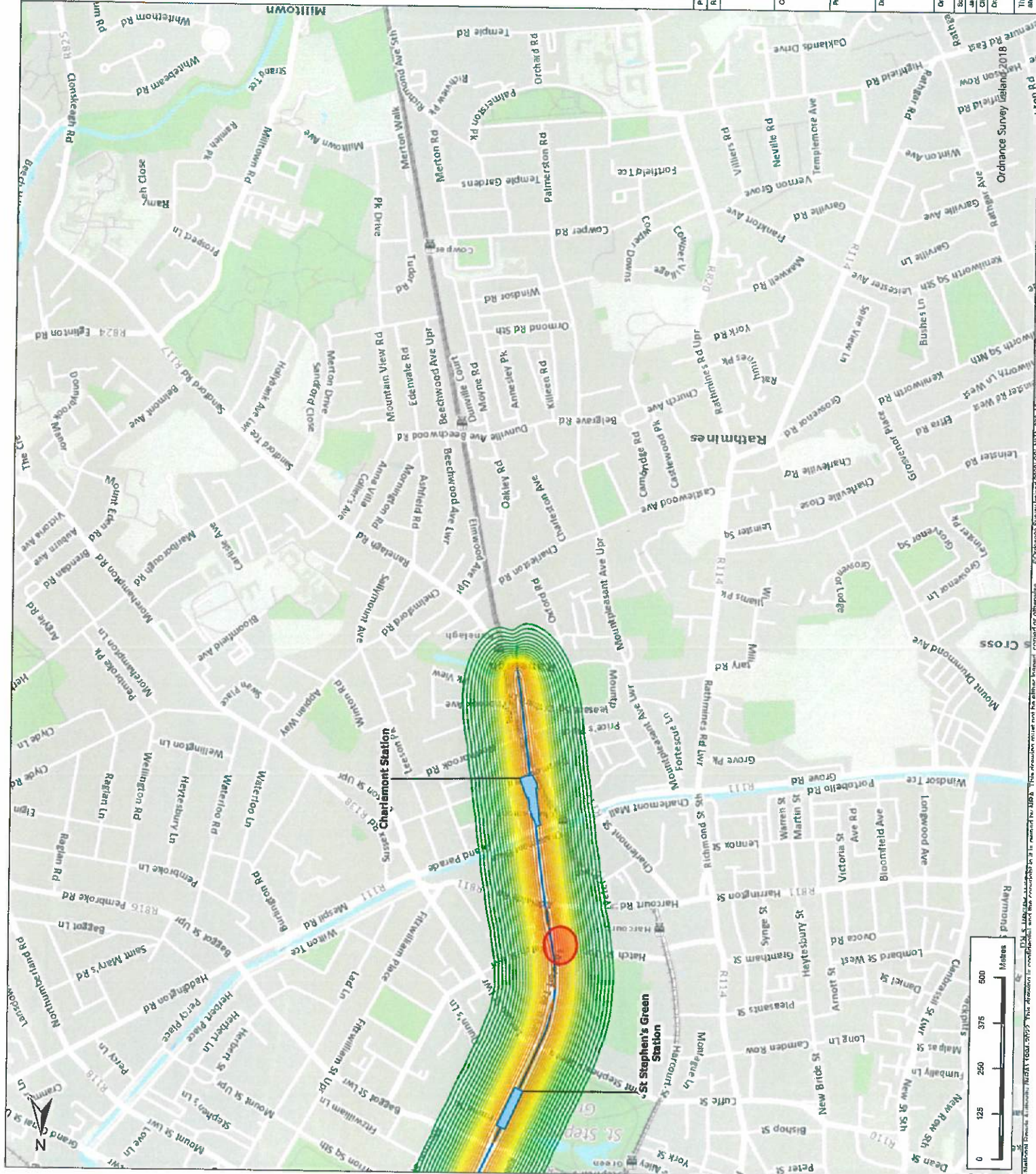
Should you have any queries or wish to discuss any aspect of this submission, please contact me.

Yours sincerely,



Richard Osborne
Director
Waterman Moylan

Enc (4)

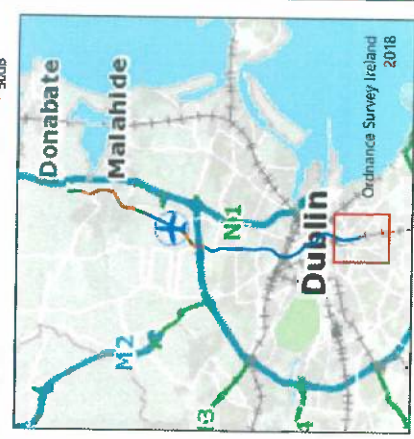


Legend

- Alignment**
- Cut & Cover
- Incline
- Retained Cut
- Surface
- Tunnel
- Viaduct
- Station Locations

Groundborne Noise Contours

- 36dB
- 37dB
- 38dB
- 39dB
- 40dB
- 41dB
- 42dB
- 43dB
- 44dB
- 45dB
- 46dB
- 47dB
- 48dB
- 49dB
- 50dB



Rev	Date	Drawn	Checked	Rev'd	App'd
1	17/02				

JACOBS
IDOM



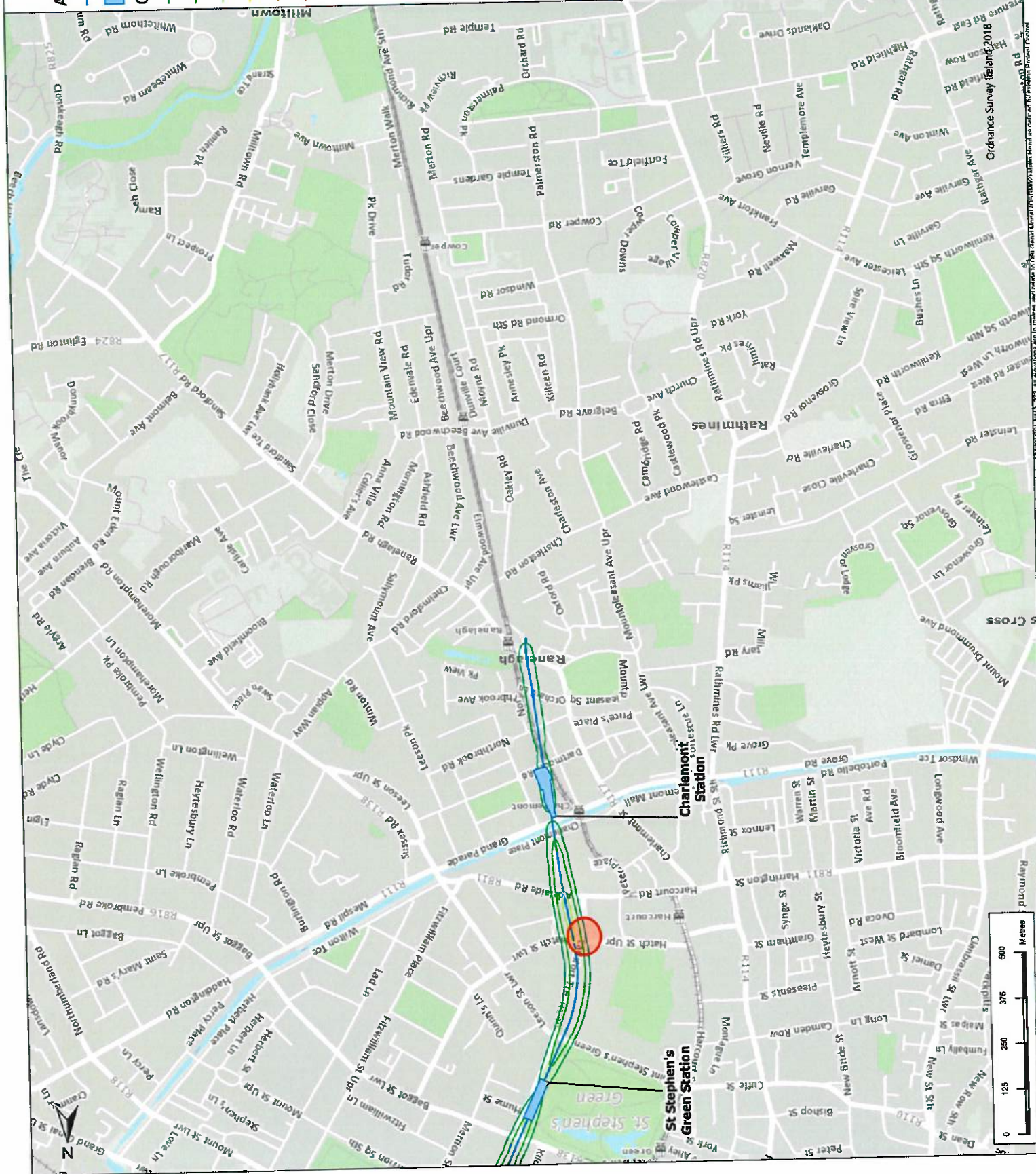
METROLINK

Figure 14.2 Groundborne Noise from Tunnel Boring Machine
Sheet 7 of 7

Drawing Title	FINAL	DO NOT SCALE
Scale	1:10,000	
Client No.	2210000	
Drawing No.	ML1-JALEIA-ROUT_XX-DR-Y-14009	
Rev	P02	

This drawing is not to be used in any other form than for the intended purpose and printed as defined on this drawing. Refer to the contract for full terms and conditions.





- Legend**
- Alignment
 - Tunnel
 - Station Locations
 - Operational Groundborne Noise Contours
 - 25dB
 - 30dB
 - 35dB
 - 40dB
 - 45dB
 - 50dB
 - 55dB



Rev	Date	Drawn	Checked	Revised	App'd
P02	17/02				
First Issue		Purpose of revision			
FMD		RM	RM	RM	RM
JACOBS IDOM TII METROLINK					
Client					
Project					
Drawing Title					
Figure 14.6 Groundborne Noise from Operation Sheet 7 of 7					
Drawing Status					
Scale					
Scale 1:10,000					
Scale 1:20,000					
Client No.					
Drawing No.					
Rev					
P02					
ML1-JAI-EIA-ROUT-XX-DR-Y-14041					
DO NOT SCALE					
FINAL					
Ordnance Survey Ireland 2018					

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 contract for full terms and conditions.

