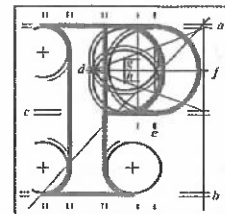


Our Case Number: ABP-314724-22

Planning Authority Reference Number:

Your Reference: Hugo Byrne C/O John Byrne



**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.

Teil
Glaio Áitiúil
Facs
Láithreán Gréasáin
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64 Sráid Maoilbhríde
Baile Átha Cliath 1
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64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,

PP Cw6

Niamh Thornton
Executive Officer
Direct Line: 01-8737247

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An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

16th January 2023

Our Reference: AirportBF

Scheme Reference: Railway (Metrolink–Estuary to Charlemont via Dublin Airport) Order 2022

ABP Ref: 314724.

Dear Sirs,

Re. Railway (Metrolink–Estuary to Charlemont via Dublin Airport) Order 2022

Submission on Behalf of Mr. Hugo Byrne C/O Mr. Joh Byrne on Proposed Scheme and CPO of Client Lands.

We have been appointed by Mr Hugo Byrne, C/O Mr John Byrne to make a submission on his behalf to the above proposed scheme. The submission is in respect to the lands adjacent the proposed Metrolink line at St. Anne's Ballymun. The subject lands, which we refer to as the Byrne Lands are registered in the name of Mr. Hugo Byrne, c/o John Byrne, 10 Bloomfield Avenue, Portobello Dublin 8.

The Byrne Lands are currently zoned as ME in both the current existing Fingal County Development Plan (CDP) 2017 to 2023.

The lands are currently zoned as ***"ME - Metro Economic Corridor - Facilitate opportunities for high density mixed use employment generating activity and commercial development, and support the provision of an appropriate quantum of residential development within the Metro Economic Corridor"***.

We would like to bring to the attention of ABP the likely timeline for the completion of the proposed Metrolink, which we estimate would be completed by the early 2030s at the earliest and more realistically by 2035. Our client wishes to ensure that the retained lands, particularly those to the east of the proposed Metrolink can come forward for development in advance or in tandem with the proposed Metrolink Scheme.

The attached map shows an area of CPO (Compulsory Purchase Order) permanent land take to the east of the proposed Metrolink, which our client feels is unnecessary and excessive for the proposed Metrolink scheme. In addition, the retained lands in this area could not come forward for development in a timely fashion, or at all, as the retained lands in this area are only shown on the scheme drawing as having access to the existing dwelling house, where Mr. Hugo Byrne currently resides.

On behalf of our client we are currently seeking change to the access arrangements and the area of permanent land take as set out in Figure A attached.

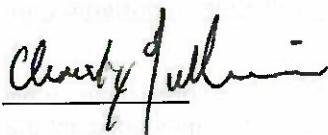
We are on behalf of our client in ongoing with Transport Infrastructure Ireland (TII) in respect to these proposed changes and significant progress was made in respect to same in recent weeks.

We would hope an agreement will be put in place between our client and TII over the coming weeks that might resolve our client concerns.

We would respectfully request ABP to consider the proposed modifications to the proposed Metrolink Scheme and CPO and to include same as part of any scheme approval in the absence of any agreement being reached with TII.

We would also welcome further engagement with ABP in the consideration of the Metrolink scheme in the area and our client may wish to be represented any Oral hearing or the make further submission in respect to any agreement reached with the TII.

Yours sincerely,



Christy O'Sullivan
Managing Director

C.c. Mr. John Byrne.

Figure A – Proposed Scheme Modifications

