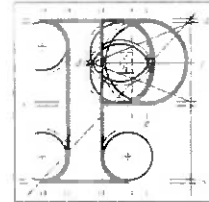


**Our Case Number:** ABP-316119-23



An  
Bord  
Pleanála

Vardis Group  
Belgard House  
Belgard Square  
Tallaght  
D24 YA3W

**Date:** 08 March 2024

**Re:** DART+ South West Electrified Heavy Railway Order - Hazelhatch & Celbridge Station to Heuston Station, and Hesuton Station to Glasnevin  
County Dublin and County Kildare

Dear Sir / Madam,

An Bord Pleanála has received your recent letter in relation to the above mentioned case. The contents of your letter have been noted.

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 relation to the matter please contact the undersigned officer of the Board at [laps@pleanala.ie](mailto:laps@pleanala.ie)

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Lauren Griffin  
Executive Officer  
Direct Line: 01-8737244

RA03

Teil	Tel	(01) 858 8100
Glao 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

## Lauren Griffin

---

**From:** LAPS  
**Sent:** Thursday 7 March 2024 12:47  
**To:** philip@vardisgroup.ie  
**Subject:** RE: ABP-316119-23 DART+ South West Electrified Heavy Railway Order 2023 - Hazelhatch & Celbridge Station to Heuston Station, and Heuston Station to Glasnevin

A Chara,

The Board acknowledges receipt of your email, official acknowledgement will issue in due course.

Kind regards,

Lauren

**From:** Philip Martin <philip@vardisgroup.ie>  
**Sent:** Thursday, March 7, 2024 12:35 PM  
**To:** SIDS <sids@pleanala.ie>  
**Subject:** ABP-316119-23 DART+ South West Electrified Heavy Railway Order 2023 - Hazelhatch & Celbridge Station to Heuston Station, and Heuston Station to Glasnevin  
**Importance:** High

**Caution:** This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

A Chairde,

Please see attached Vardis Group submission on ABP-316119-23 as per invitation in ABP letter dated 6<sup>th</sup> February 2023.

If you have any queries, or require further clarification, please do not hesitate to contact the undersigned.

Regards,

**Philip Martin**  
Group Managing Director



**Vardis Group**  
1 Kylemore Business Park, Kylemore Way  
Dublin 8, D08 Y0Y6  
t: +353 (1) 223 4720  
m: +353 87 7948781  
e: [philip@vardisgroup.ie](mailto:philip@vardisgroup.ie)

[www.vardisgroup.ie](http://www.vardisgroup.ie)



This email, including any attachments, is confidential and may be legally privileged. The email, including any attachments, is to be read solely by the intended recipient(s). If you are not an intended recipient please notify the sender by return email and then delete all copies from your system. If you are not a named addressee you must not use, disclose, disseminate, distribute, copy, print or rely on this email, including any attachments. Emails cannot be guaranteed to be secure or free from errors or viruses. Please note that I have no authority, either express or implied, to bind or be bound in any manner whatsoever, and the existence of any contract is expressly denied. No contract shall exist until such time as a formal contract has been executed by both parties and a deposit paid. Nothing in this email or any other document issued by this office shall constitute a memorandum capable of satisfying Section 51 of the Land and Conveyancing Law Reform Act 2009.



1 Kylemore Business Park  
Kylemore Way  
Dublin 8  
D08 Y0Y6

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

7<sup>th</sup> March 2024  
**By Email & Post**

**ABP-316119-23 DART+ South West Electrified Heavy Railway Order 2023 - Hazelhatch & Celbridge Station to Heuston Station, and Heuston Station to Glasnevin**

Dear Madam/Sirs,

We refer to the above DART+ South West Electrified Heavy Railway Order 2023 (the Application) by Córas Iompair Éireann (CIÉ) and An Bord Pleanála (ABP) letter dated 6th February 2024 inviting a further submission on the responses from the Applicant.

We welcome the opportunity to make this submission as the Application as presented will result in the complete loss of our business on this site. Vardis Group are the current tenants of the properties 7 & 8 Kylemore Business Park, Jamestown Road, Dublin 8 - erroneously noted as 'Dublin 10' on the Book of reference, Second Schedule (Part 1).

Having reviewed CIÉ responses to the previous submissions, we can confirm that our concerns remain the same as contained in our original submission of 16th May 2023. The businesses currently operating on site cannot continue operation as a result of both the temporary and permanent land take. In the event of the Granting of the Railway Order, and a resultant CPO, we will have no option but to enact the break clause in our leases, and vacate the site.

As Vardis are named as the tenants of the property on all schedules, we are a "person whose lands may be acquired under the draft Railway Order" and we are not required to pay a fee, this submission is made before 5.30pm on the 16<sup>th</sup> of May (all as per the newspaper notice), therefore this submission is valid.

Regards

---

Philip Martin  
Group Managing Director  
Vardis Group

---

Experts in outsourced property services

☎ +353 (0)1 223 4720

✉ [info@vardisgroup.ie](mailto:info@vardisgroup.ie)

💻 [VardisGroup.ie](http://VardisGroup.ie)

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

7<sup>th</sup> March 2024  
**By Email & Post**

1 Kylemore Business Park  
Kylemore Way  
Dublin 8  
D08 Y0Y6

**AN BORD PLEANÁLA**

LDG- \_\_\_\_\_  
ABP- \_\_\_\_\_

**07 MAR 2024**

Fee: € \_\_\_\_\_ Type: \_\_\_\_\_  
Time: 12:27 By: Hard

**ABP-316119-23 DART+ South West Electrified Heavy Railway Order 2023 - Hazelhatch & Celbridge Station to Heuston Station, and Heuston Station to Glasnevin**

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Regards



Philip Martin  
Group Managing Director  
Vardis Group