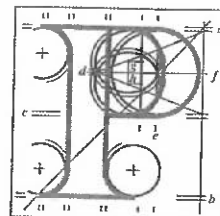


**Our Case Number:** ABP-316119-23

**Planning Authority Reference Number:**



**An  
Bord  
Pleanála**

Vardis Group  
Belgard House  
Belgard Square  
Tallaght  
D24 YA3W

**Date:** 26 May 2023

**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 submission 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](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,

*PP Em*

Eimear Reilly  
Executive Officer  
Direct Line: 01-8737184

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64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

## Eimear Reilly

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**From:** SIDS  
**Sent:** Tuesday 16 May 2023 15:15  
**To:** Eimear Reilly  
**Subject:** FW: DART+ South West Electrified Heavy Railway Order 2023 - An Bord Pleanála  
Case reference: NA06S.3161: Submission by Prime GP6 Limited  
**Attachments:** image001.png; image002.png; image003.gif; image004.png; 16.05.23 DART+ South West Electrified Heavy Railway Order 2023 - Vardis Group submission ABR ref. NA06S.316119.pdf

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**From:** Philip Martin <philip@vardisgroup.ie>  
**Sent:** Tuesday, May 16, 2023 2:16 PM  
**To:** SIDS <sids@pleanala.ie>  
**Subject:** Fwd: DART+ South West Electrified Heavy Railway Order 2023 - An Bord Pleanála Case reference: NA06S.3161: Submission by Prime GP6 Limited

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

*An Bord Pleanála Case reference: NA06S.3161*

Dear Sirs,

Please find attached submission by Vardis Group on the above referenced Application.

As Vardis are named as the tenants of the property on all schedules, they are a "person whose lands may be acquired under the draft Railway Order" they are not required to pay a fee, and 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.

I would be obliged if you could confirm receipt & validation of this submissions.

Please do not hesitate to contact me on the number below or by email if you have any queries.

Regards,

**Philip Martin**  
Group Managing Director

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**Vardis Group**  
1 Kylemore Business Park, Kylemore Way

Dublin 8, D08 Y0Y6  
t: +353 (1) 223 4720  
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[www.vardisgroup.ie](http://www.vardisgroup.ie)

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Belgard House  
Belgard Square  
Tallaght  
D24 YA3W

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

16<sup>th</sup> May 2023

**By Email**

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

*An Bord Pleanála Case reference: NA06S.316119*

Dear Madam/Sirs,

We refer to the above DART+ South West Electrified Heavy Railway Order 2023 (the **Application**) by Córas Iompair Éireann (CIÉ) and wish to make our submission on same.

Vardis Group (**Vardis**) are the current tenants of the properties 7 & 8 Kylemore Business Park, Jamestown Road, Dublin 8 (the **property**) - erroneously noted as 'Dublin 10' on the Book of reference, Second Schedule (Part 1).

Our Landlords, Prime GP6, have also made a submission on the Application.

CIÉ seeks to acquire Prime GP6 lands as follows:

- Permanent land take of 582.1 sq.m – Property Number P.280(B)
- Substratum acquisition of 1097.1 sq.m – Property Number S.280(A)
- Temporary possession 1926.9 sq.m – Property Number T.280(C)

We welcome the opportunity to make this submission as the Application as presented will result in the closure of the businesses currently operating on the property.

The permanent land take proposed by CIÉ will result in the complete sterilisation of the property. If the proposed acquisition were to proceed, Vardis would need to immediately terminate the existing letting arrangements as the proposed land take would mean that we would no longer be able to use the property for its current permitted use. Vehicles would no longer be able to access the property and the buildings thereon and all circulation routes within the property would be permanently closed

The proposed temporary possession area is somewhat of a moot point, as although it does render the whole property unusable for the duration of the possession, the property would already be sterilised by the proposed permanent acquisitions.

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Experts in outsourced property services

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✉ info@vardisgroup.ie

💻 VardisGroup.ie



Belgard House  
Belgard Square  
Tallaght  
D24 YA3W

As noted above, we welcome the opportunity to make our submission, and appreciate the time taken by An Bord Pleanála to review same. Additionally, we would request an Oral Hearing, so the Application can be thoroughly investigated, and solutions found that do not result in the closure of businesses and the permanent sterilisation of scarce lands in Dublin City.

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.

Is mise le meas,

---

Philip Martin  
Group Managing Director  
Vardis Group

---

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

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