

Submission No.			22	
Organisation Name or Name of Submitter			BORG Developments and JOM Investments (represented by Barry and Partners)	
RE: Submission on behalf of BORG Developments Unlimited Company and JOM Investments Unlimited Company, 15 Hogan Place, Grand Canal Street Lower, Dublin, D02 DK23				
Item No.	Section Ref.	Page No.	Observation Statement	TII Response
1	Land take	3	<p>Jacobs-IDOM Drawing No. MLI-JAI-EIA-ROUT_XX-DR-Y-21152 P03 which has been included with the Railway Order application documentation indicates a significant temporary landtake within our clients lands as indicated in Figure 2 below (Figure 2 - Extract from Jacobs-IDOM Drawing No.MLI-JAI-EIA-ROUT_XX-DR-Y-21152 P03 showing proposed Metrolink Temporary Landtake).</p> <p>CPG are seeking clarification as to the purpose of this landtake area as it is not clear from the information provided with the Railway Order application. It is also noted that since initial consultations took place, CPG proposals for these lands have evolved and the proposed temporary landtake has the potential to significantly disrupt proposed future developments and the timely completion of the overall urban design for the site - refer Figure 3 below which shows the landtake area overlaid on a proposed preliminary masterplan strategy for the site (Figure 3 - Overlay of proposed Metrolink Temporary Landtake on proposed Masterplan layout for the subject site).</p>	<p>TII acknowledge and appreciate the support shown for the Metrolink Project. With regards to the comments you have provided, we provide further clarification below.</p> <p>The temporary landtake to the east of the proposed Northwood Station is required to create a temporary road diversion to maintain access to businesses within the Gullivers Retail park as the permanent upgrade along the Old Ballymun Road is progressed in phases as the MetroLink alignment is constructed. TII's planning for the EIAR and Railway Order, including access phasing around Northwood Ave/Old Ballymun Road, was presented to Gullivers Retail Park in a Consultation meeting held on the 30 March 2021.</p>
2	Land take	4	<p>The provision of suitable quality residential developments within mixed use areas is critical at this time and therefore Our clients are concerned that the proposed temporary landtake may impede both the development of their lands, which are zoned for <i>'high density mixed use employment generating activity and commercial development, and support the provision of an appropriate quantum of residential development'</i>, and the timely delivery of same.</p> <p>The particular concerns of our clients with respect to the proposed temporary landtake and construction of a new roundabout and access road relate to the following:</p> <p>a) The purpose of the landtake and its potential impact on proposed future developments within their site, b) The impact on existing and future access from the north of Gullivers retail park and Northwood Avenue c) The uncertainty in relation to dates and duration of the proposed temporary landtake d) The impact of the proposed new permanent roundabout and the new kerb line which cuts through Cosgrave site boundary - refer Figure 4 below (Figure 4 - Overlay of the proposed new permanent roundabout on the subject site)</p>	<p>With regard to these queries TII would respond as follows:-</p> <p>a) See response item number (1) above.</p> <p>b) As presented in Appendix A9.5 Scheme Traffic Management Plan, temporary traffic management measures are proposed at this location to maintain traffic flows into Northwood Ave and onto Gullivers Retail Park at all times during the construction and into the operational phase of MetroLink . The TTM proposed in the vicinity of Northwood Avenue involves alterations to the junction of R108/Northwood Avenue, however access will be maintained throughout the works.</p> <p>c) The uncertainty around dates is only linked to the date the Railway Order is granted. While maintaining access throughout the construction phase, works impacting the roads layout locally will take 5 to 6 years. These works would commence about 12-18 months after the granting of the Railway Order. The lands referred to (and specifically required to maintain access into the Gullivers Retail Park) would also be taken over circa 12 months after the granting of the RO and would be used for 3 to 4 years, before being fully reinstated and handed back.</p> <p>d) As noted in the Planning Report, while the requirement to prepare a masterplan in this area remains in the draft Fingal Development Plan, the main elements of the Masterplan are not specified, with implementation of the masterplan also not stated to occur within the lifetime of the Fingal Development Plan. Therefore the impact of a potential future roundabout at this location has not been assessed as part of the EIA.</p> <p>The lands are zoned for Metro Economic Corridor in the Fingal Development Plan 2023-2029. The potential of these lands to development to this density and mix is predicated on Metrolink.</p>
3	Summary conclusion	4	<p>BORG Developments Unlimited Company and JOM Investments Unlimited Company are of the view that a mutually acceptable accommodation may be found if engineers for all parties engage in cooperative discussions.</p>	<p>TII intend to continue consultations with Borg Developments with a view to reaching a mutually acceptable accomodation.</p>