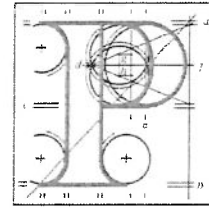


Our Case Number: ABP-320164-24



**An
Bord
Pleanála**

The Land Development Agency
4th Floor
Ashford House
Tara Street
Dublin 2
D02 VX67

Date: 05 November 2024

Re: DART + Coastal North Railway Order 2024 - Northern Line between Dublin City Centre and Drogheda including the Howth Branch
Dublin City Centre and Drogheda, located in counties Dublin, Meath and Louth

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. Please accept this letter as a receipt for the fee of €50 that you have paid.

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 relation to the matter please contact the undersigned officer of the Board at laps@pleanala.ie

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

Yours faithfully,



Aisling Reilly
Executive Officer
Direct Line: 01-8737131

RA03

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Aisling Reilly

From: LAPS
Sent: Wednesday 23 October 2024 16:50
To: Aisling Reilly
Subject: FW: Your Observation Reference: SID-OBS-002371
Attachments: LDA Dart+ Coastal North Final Submission 221024.pdf

From: SIDS <sids@pleanala.ie>
Sent: Wednesday 23 October 2024 12:14
To: LAPS <laps@pleanala.ie>
Subject: FW: Your Observation Reference: SID-OBS-002371

From: Aoife O'Connor-Massingham <aocmassingham@lda.ie>
Sent: 23 October 2024 10:54
To: SIDS <sids@pleanala.ie>
Subject: FW: Your Observation Reference: SID-OBS-002371

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.

Hello,

Out of an abundance of caution I'm attaching a submission, already submitted online, in relation to ABP Ref. NA29N.320164 DART + Coastal North Railway Order 2024. Confirmation of fee payment per below email.

Kind regards,
Aoife



Aoife O'Connor-Massingham
Town Planner
M: [+353862034182](tel:+353862034182) | aocmassingham@lda.ie

The Land Development Agency
4th Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: [+353.1.9103400](tel:+35319103400) | www.lda.ie



Stiúrthóirí / Directors: Mr C O'Rourke (Cathaoirleach / Chairperson), J Coleman (Chief Executive / Príomhfhéidhmeannach), A Markey, G Smith, J O'Connor, B Keogh, S Neely
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An Gníomhaireacht Forbartha Talún, cuideachta ghníomhaíochta ainmnithe, faoi theorainn scaireanna, cláraithe in Éirinn ag Teach Ashford, Sráid na Teamhrach, Baile Átha Cliath D02 VX67. Uimhir 710453

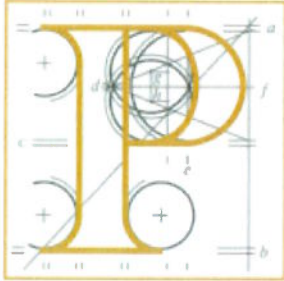
From: An Bord Pleanála <no-reply@pleanala.ie>
Sent: Wednesday 23 October 2024 10:42

To: Aoife O'Connor-Massingham <aocmassingham@lda.ie>

Subject: Your Observation Reference: SID-OBS-002371

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An
Bord
Pleanála

Strategic Infrastructure Observation Confirmation

Your reference SID-OBS-002371

An Bord Pleanála case number or brief development description as provided 320164

Name Aoife O'Connor-Massingham

Fee €50.00

What happens next? Our staff will process your observation. This will take about five to seven working days. We will send a letter in the post to tell you if your observation is valid — or not.

Further information You can get further information on Strategic Infrastructure on the [An Bord Pleanála website](#). This includes the [Strategic Infrastructure Applications Public Guidance Document](#).

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An Ghníomhaireacht Forbartha Talún
The Land Development Agency

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

22 October 2024

RE: ABP Ref. NA29N.320164

DART + Coastal North Railway Order 2024 - Northern Line between Dublin City Centre and Drogheda including the Howth Branch

A Chara,

This submission is made by the Land Development Agency (LDA) in relation to ABP Ref. NA29N.320164 - DART + Coastal North Railway Order. The LDA are active on lands at Hacketstown, north Dublin, that would be impacted by the proposed Railway Order application. The LDA took legal ownership of this land on 18 September 2024. Despite part of these lands being included under the draft Railway Order for acquisition, and this submission is made specifically in relation to these affected lands, out of an abundance of caution a €50 fee has been included.

Role and Purpose of the Land Development Agency (LDA)

The LDA is a commercial, state-sponsored, body set up by the Government with two main functions:

- To coordinate appropriate State lands for regeneration and development, opening key sites which are not being used effectively for housing delivery; and
- To drive strategic land assembly, working with both public and private sector landowners to smooth out peaks and troughs of land supply, stabilise land values and deliver increased affordability.

The enactment of the Land Development Agency Act 2021, which established the LDA, marked a historic move to identify and use certain relevant public lands to provide for housing and affordability needs into the future. The primary function of the LDA is to progress the development and regeneration of large-scale, strategic sites to increase the supply of housing in the State, particularly affordable and social housing. The site in Hacketstown is an example of the LDA bringing forward development on relevant public lands for housing delivery.

Background and Context

The LDA was granted a 10-year planning permission for 345 no. residential units (39 no. houses, 306 no. apartments), creche and all associated site works by An Bord Pleanála under case reference TA06F.313268, on 21 March 2023, for a site at Hacketstown, to the west of the Golf Links Road, Skerries, Co. Dublin. The permitted development will provide for a range of housing tenures, including social, cost-rental and affordable for sale dwellings.

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Stúirthóirí / Directors: Mr C O'Rourke (Cathaoirleach / Chairperson), J Coleman (Chief Executive / Príomhfheidhmeannach), A Markey, G Smith, J O'Connor, B Keogh, S Neely

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info@lda.ie +353 (0) 1910 3400 www.lda.ie Media Queries: media@lda.ie Freedom of Information: foia@lda.ie Protected Disclosure: protected.disclosures@lda.ie

Since the grant of permission, a number of compliance submissions have been made to Fingal County Council for agreement, infrastructure works on adjoining lands to the north have been commenced by a third-party landowner and tenders have been invited from potential development partners, with works to commence on site in Q1 2025. This demonstrates the intention of the LDA to deliver permitted housing at this site within a short-term period.

The LDA made a submission in June 2023 in relation to the preferred option for Dart+ Coastal North. This submission stated support for the project however, raised concerns regarding the location of proposed temporary compounds at Hacketstown and the potential conflict with permitted residential development at this site. These works were not included in the public consultation documents but had been discussed separately with Iarnród Éireann. The LDA requested that the potential Under Track Crossing (UTX) diversion arrangement was relocated to an alternative location that would not impede the construction of permitted residential development. Per the submitted Railway Order, the location of the compound and UTX diversion appears largely consistent with the previous understanding of the LDA, and these works are now included as part of the proposed project.

The LDA wish to reiterate support for the Dart+ Coastal North project, recognising the enhanced connectivity it will bring for our site and the area, as well as the environmental benefits of electrification, however, it is important to repeat concerns regarding the temporary and permanent works and the detrimental impact these works would have on the permitted development (TA06F.313268) if amendments are not agreed.

Proposed UTX Diversion Compound and Works at Hacketstown, Skerries

Figure 1: Indicative overlay of proposed temporary compound and easements (permanent & temporary) with permitted residential development site layout



Figure 1, above, provides an indication of how temporary and permanent works would conflict with the permitted residential site layout at Hacketstown. Works impacting the permitted residential development are shown on Works Layout Plan No. 15 and Property Plan No. 22. These works are summarised as follows:

- DCN.5022.T.1(A) – Establish a temporary construction compound to facilitate UTX diversion. The compound is outside of current CIE lands. Works will include fencing / hoarding and may also include site offices, welfare facilities, storage facilities and workshops as well as storage of certain construction plant and equipment required to carry out the works.
 - The duration of the temporary compound is not clear. As indicated in Figure 1 below, the compound would include a sizeable area to the southwest of the LDA's lands, impacting the timely delivery of approximately 40 no. units.
 - It is noted that the extent of the compound area is not consistent. The extent shown on Works Layout Plan No. 15 15/1 includes lands outside the applicants red line boundary, in excess of those shown on Property Plan No. 22
- DCN.5022.4P.1(A) – Installation of a new underground medium voltage power line as a diversion to facilitate the removal of existing and construction of UTX to accommodate diversion. Requires permanent easement, details of which are not clear from the submission.
 - This permanent easement will directly impact 16 no. duplex units, forming part of a terrace of 20 no. duplex units which would no longer be deliverable. This would affect the design and layout of the permitted development, which could not be delivered in its entirety per ABP Ref. TA06F.313268. There are lands to the south, where it is understood the current power line runs, that are in agricultural/open land use and would not impede the delivery of the permitted development. Alternatively, a road serving the development is to be delivered slightly north of the location of the current proposed permanent easement. Either option presents a better solution that would not prevent the delivery of 20 no. permitted units.
- DCN.5022.4T.1(A) – Proposed access (temporary easement) to temporary construction compound 15.13 (DCN.5022.T.1(A)) shall be via Skerries Golf Link Road.
 - Without understanding the duration of the requirement of this temporary easement, the delivery of units at the south/southwest of the site would be impacting. This directly impacts the construction of 5 no. houses, as well as associated landscaping, ancillary site works, and private amenity spaces associated with other permitted dwellings.

The LDA wishes to reaffirm willingness to engage with Córas Iompair Éireann (CIÉ) to find a suitable solution to facilitate the proposed project, without impacting on the delivery of permitted residential development at this location. It is noted that engagement is ongoing with CIÉ to resolve these issues and the LDA are committed to working with CIÉ to agree a solution that allows for the coordinated delivery of both the residential and rail projects, ensuring neither project is detrimentally impacted.

Oral Hearing and Recommended Condition

The LDA acknowledge the substantial amount of work undertaken by CIÉ in preparing the draft Railway Order. Given the complexity of the proposed works, and based on the experience of similar recent Orders, the LDA anticipate that an Oral Hearing may occur. In the event of an Oral Hearing, the LDA would request that CIÉ consider the issues raised in this submission and



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The Land Development Agency

address them as part of further information. The LDA would continue direct engagement with CIÉ in advance of an Oral Hearing to reach agreement on a suitable solution.

To be clear, it is necessary for the LDA that details of the scale and duration of the temporary compound and easement are agreed so as not to impact delivery of this permitted development. The size and location of the temporary compound has the potential to impact the phased delivery of units, and agreement on a timeframe will be important in the event the compound cannot be relocated. Furthermore, it is imperative that the permanent easement is relocated so as not to interfere with the 20 no. permitted duplex units at the southwest of the site. The LDA note that there is ongoing discussion between both parties in relation to the location of the permanent easement.

In the event an Oral Hearing is not held, and the Railway Order is granted, The LDA respectfully request that the following **condition** is included:

Prior to the commencement of development, the developer shall, in consultation with the relevant landowners:

- A) *relocate, and/or resize, the proposed temporary compound, Works No. 15.13, so as not to impact the delivery of permitted residential development at this location;*
- B) *agree a timeframe for the utilisation of lands at Hacketstown for a temporary compound and easement (DCN.5022.T.1(A) and DCN.5022.4T.1(A))*
- C) *amend the location of the permanent easement, DCN.5022.4P.1(A), so as not to interfere with permitted residential development at this location. This easement should be proposed at a location that remains publicly accessible and does not prevent the delivery of residential units.*

Conclusion

The LDA requests that An Bord Pleanála consider this submission in reaching their determination. Critically, amendments to the location of the temporary compound, temporary easement and permanent easement are requested so as not to interfere with the delivery of permitted residential development in Hacketstown. As stated previously, the LDA are committed to working with CIÉ to find an acceptable solution to the issues raised to ensure the timely implementation of both the permitted residential development, and proposed Dart+ Coastal North project.

Yours faithfully,

Aoife O'Connor-Massingham

Aoife O'Connor-Massingham
Town Planner

Mob: +353862034182

Email: aocmassingham@lda.ie

The Land Development Agency | Unlocking State Lands, Opening Doors to Affordable Housing

Stiúirthóir / Directors: Mr C O'Rourke (Cathaoirleach / Chairperson), J Coleman (Chief Executive / Príomhfheidhmeannach), A Markey, G Smith, J O Connor, B Keogh, S Neely.

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info@lda.ie

+353 (0) 1910 3400

www.lda.ie

Media Queries: media@lda.ie

Freedom of Information: foi@lda.ie

Protected Disclosure: protected.disclosures@lda.ie