

AN BORD PLEANÁLA

Planning and Development Acts 2000 to 2006

NOTICE OF DIRECT PLANNING APPLICATION TO AN BORD PLEANÁLA IN RESPECT OF A STRATEGIC INFRASTRUCTURE DEVELOPMENT

DUBLIN CITY

In accordance with section Section 37E of the Planning and Development Act 2000 as amended by the Planning and Development (Strategic Infrastructure) Act 2006 Iarnród Éireann gives notice of its intention to make an application for permission/approval to An Bord Pleanála in relation to the following proposed development:

A new Railway Station Concourse with a commercial air rights development at Tara Street Station on a site bounded by Georges Quay, Tara Street, Poolbeg Street East and including the existing Tara Street Station platforms and Concourse. An Environmental Impact Statement has been submitted as part of this Application. Kennedy's Public House, a protected structure, is contiguous to but does not form part of the site or the Application. The application includes the demolition of No's 2,4,6,&8-16 Tara Street, the existing station ticket office and ancillary accommodation as well as the Sub Lounge, formerly O'Reillys, under the existing railway arches.

The construction of the new development (20990 Sq. Metres) consisting of 15 levels inclusive of mechanical plant areas over pavement in total includes a glazed triple height concourse/office entrance from Tara Street which respects the parapet height of Kennedy's Public house and includes a granite flank wall immediately to the west of Kennedy's Public House. The glazed treatment of the concourse continues with an additional Concourse Entrance onto Georges Quay. Please note that Iarnród Éireann is applying for a Ten year permission for this development.

The development also includes: Increased Station concourse (1880 metres Sq.) with access from both Tara Street and Georges Quay

. New station ancillary Accommodation,

. 342 metres sq. of retail for Commuters convenience

. Escalator, lift and stair access to platform level.

.14,990 metres sq. of offices on 10 levels over the station concourse and northbound platform with an entrance from the corner of Tara Street and poolbeg Street (16355 metres Sq. in total inclusive of office areas & Plant areas)

. mechanical plant on the 13th and 14th Floors (1,365 metres Sq.)

The application includes for one level of basement with provision of 10 mobility impaired car parking spaces as well as 150 bicycle parking spaces for the office users.

.The basement level is accessed by a car lift from a service area accessed off Poolbeg Street.

.At Platform Level a new glazed roof is proposed over the platforms between Georges Quay and Poolbeg Street.

The planning application and the Environmental Impact Statement may be inspected free of charge or purchased on payment of a specified fee during public opening hours **for a period of seven weeks** commencing on 9th April 2009 at the following locations:

**The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1.
Dublin City Council Planning Department, Civic Offices, Wood Quay, Dublin 8**

The application may also be viewed/downloaded on the following website:
www.tarastreetstation.ie

Submissions or observations may be made only to An Bord Pleanála ('the Board') 64 Marlborough Street, Dublin 1 during the above-mentioned period of seven weeks relating to -

- (i) the implications of the proposed development for proper planning and sustainable development, and
- (ii) the likely effects on the environment of the proposed development, if carried out.

Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Board not later than 5.30p.m. on the 28th May 2009. Such submissions/observations must also include the following information:

- (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- (ii) the subject matter of the submission or observation, and
- (iii) the reasons, considerations and arguments on which the submission or observation is based in full.

Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

The Board may in respect of an application for permission / approval decide to -

- (a)
 - (i) grant the permission/approval, or
 - (ii) make such modifications to the proposed development as it specifies in its decision and grant permission/approval in respect of the proposed development as so modified, or
 - (iii) grant permission/approval in respect of part of the proposed development (with or without specified modifications of it of the foregoing kind),and any of the above decisions may be subject to or without conditions,

or

- (b) refuse to grant the permission/approval.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Division of An Bord Pleanála (Tel. 01-8588100)

Signed on behalf of Iarnród Éireann _____

Date: _____