

Iarnród Éireann

Architects Department
Track & Signalling HQ.
Inchicore Works,
Inchicore,
Dublin 8

The Heritage Council,
Áras na hOidhreachta,
Church Lane,
Kilkenny

2nd April 2009

An Bord Pleanála Ref:29S.PC0047
Our Ref: 51/1/505

Re: Planning Application for Strategic Infrastructure Development

Tara Street Station Redevelopment

Dear Sir/Madam,

Please be advised that 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 in Dublin City

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.

A hard and an electronic copy of the Application are enclosed for your information.

The application may also be viewed/downloaded on the following website:

www.tarastreetstation.ie

Please note that An Bord Pleanála following its consideration of the application can 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.

