

Dart + West Railway Order Hearing

Ross Owned Lands at Barberstown, Clonsilla, Dublin 15

11th October 2023

INTRODUCTION

The Ross lands comprise approx. 21.6 ha (54 acres) of lands in two parcels located north and south of that part of Barberstown Lane located east of the existing railway crossing.

The lands are occupied by 3 no. dwellings, one of which is the Ross Family Home (located on the northern portion of land) and 2 no. other private dwellings located on the southern portion.

The family home is located on extensive grounds and the lands are also a working farm and successful bloodstock business. An extensive complex of farm buildings is also located on the northern landholding. The general location of the lands is shown on Figure 1 above.



Figure 1 – General Location

EXISTING ACTIVITIES ON THE LANDS

The existing house (and other houses) together with the extensive lands and farm buildings form the hub of a thriving bloodstock and farm business with animals accommodated both within the existing landholding and also maintains animals (both horses and cattle) on other lands (out-farms and horse training facilities).

Seamus Ross has engaged extensively in the horse breeding and racing activities over the last 25-30 years and his horses have participated in races in both the UK and Ireland and further abroad.

Ordnance Survey Map of the Ross Lands

Figure 2 below shows the extent of the Ross Lands and their relationship with the Royal Canal and existing Railway Lines (Dunboyne-Pace and Maynooth Lines) which are located to the north and west of the Ross Lands.

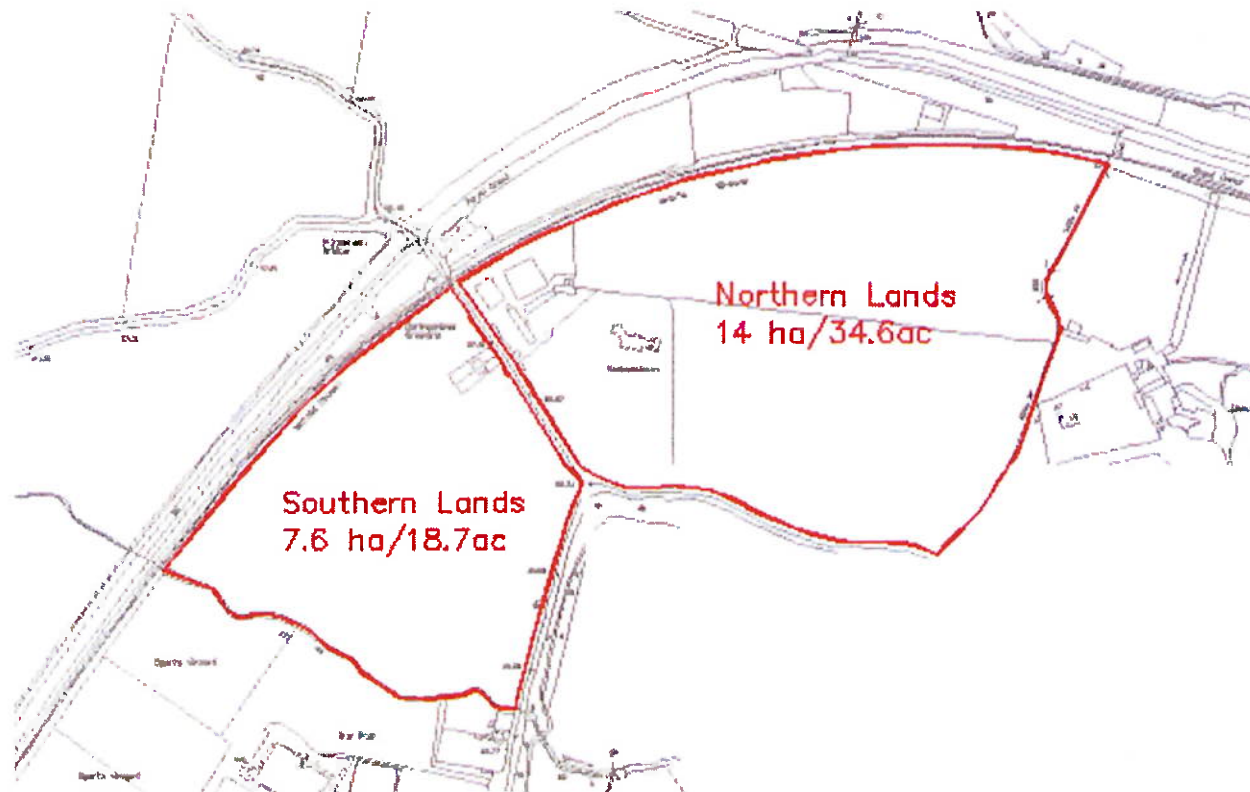


Figure 2 – Extent of the Ross Lands

Issues to be Raised

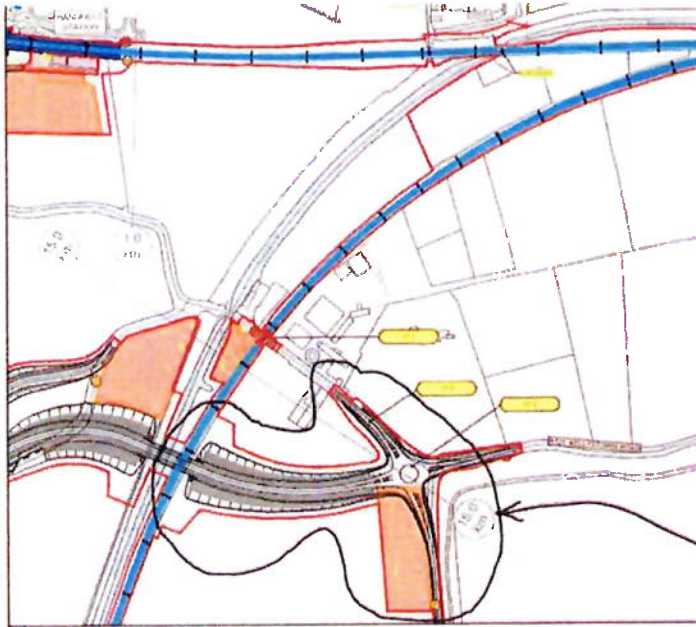
From the point of view of the Ross Landowners the following are the relevant issues relating to Dart+ West –

1. The proposed Canal and Railway Line overbridge and embankment and its impact on the Southern portion of lands
 - ancillary issues here are (i) need for an underpass to avoid severance (ii) landscaping of the road and embankment
2. The location of the proposed temporary compound which will have a lasting effect on the quality and usability of the relevant portion of the southern field
 - ancillary issue here is the location of any access to the compound from the Lucan-Clonsilla Road
3. The removal of a significant length of mature hedgerow including some mature trees located in the hedgerow and within the setting and grounds of the house
 - ancillary issue here is the nature of any replacement boundary in terms of security and finishes and maintenance of the security and amenity of the existing substantial dwelling

ISSUE 1 -

The proposed Canal and Railway Line overbridge and embankment and its impact on the Southern portion of lands

- (i) need for an underpass to avoid severance
- (ii) landscaping of the road and embankment



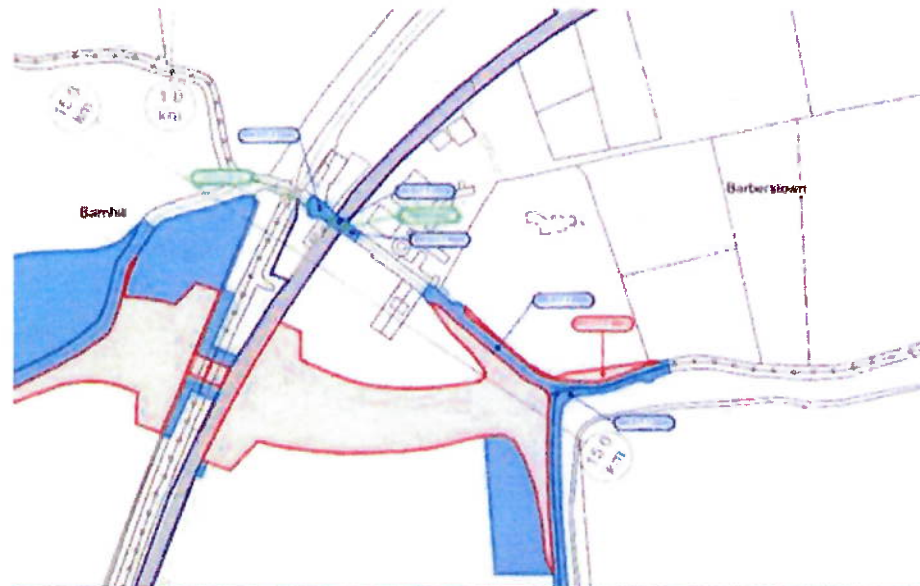
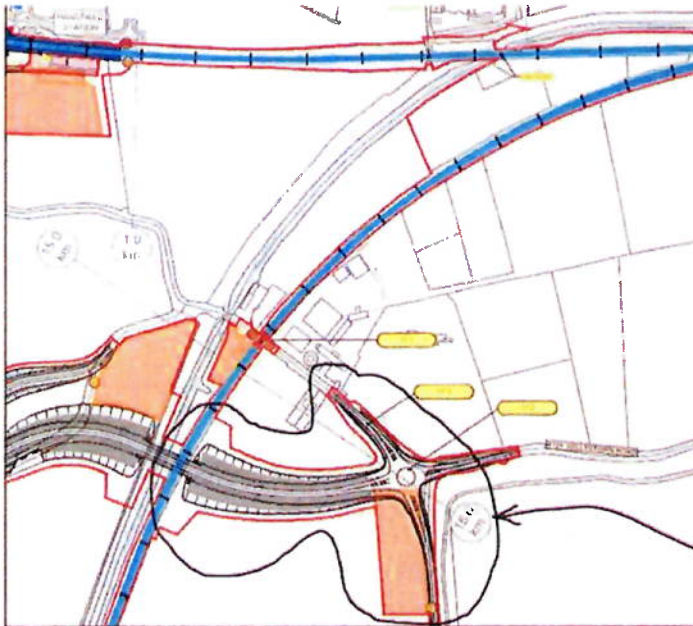
The proposed embankment will divide the southern landholding will have a significant impact on the usability of this field.

CONDITIONS ARE REQUIRED (I) OBLIGING THE INSTALLATION OF AN ADEQUATE UNDERPASS AND (II) A HIGH QUALITY LANDSCAPING PLAN BE AGREED PRIOR TO COMMENCEMENT OF DEVELOPMENT

ISSUE 2 -

The location of the proposed temporary compound which will have a lasting effect on the quality and usability of the relevant portion of the southern field

- ancillary issue here is the location of any access to the compound from the Lucan-Clonsilla Road



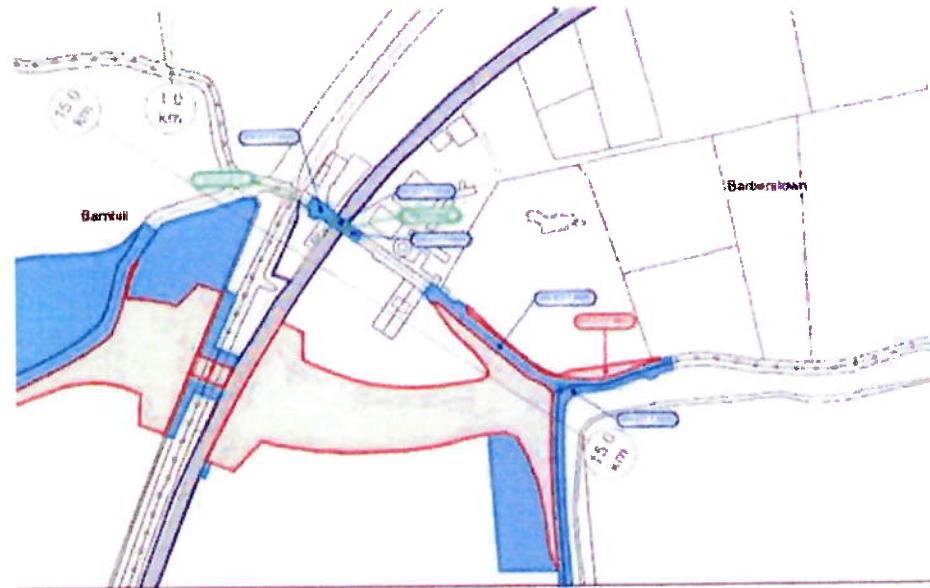
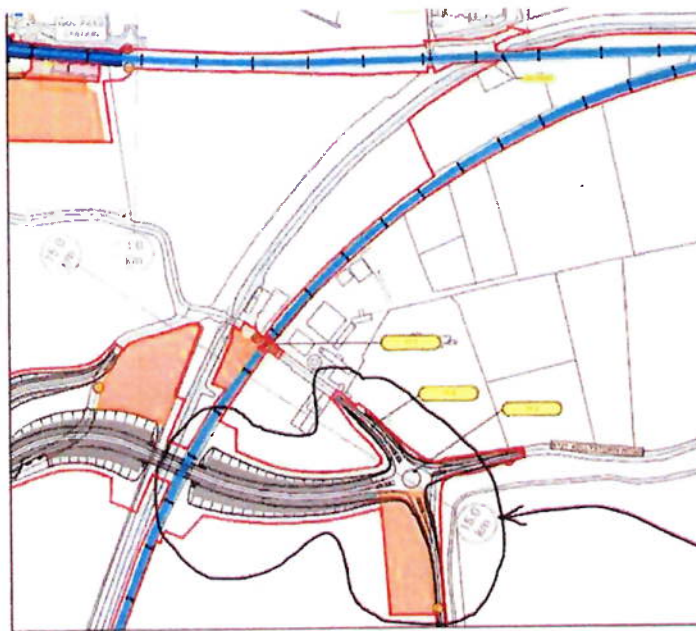
The proposed temporary compound will mean, in effect, that this area of the land can no longer be used for bloodstock activities, will effectively be sterilised and no breeder could be satisfied that the lands had been returned to their original condition and quality assuming that were even possible.

IT IS STRONGLY REQUESTED THAT THE BOARD CONDITION THE LOCATION OF THIS COMPOUND AT AN ALTERNATIVE LOCATION OUTSIDE THE SOUTHER LANDHOLDING.

ISSUE 3 -

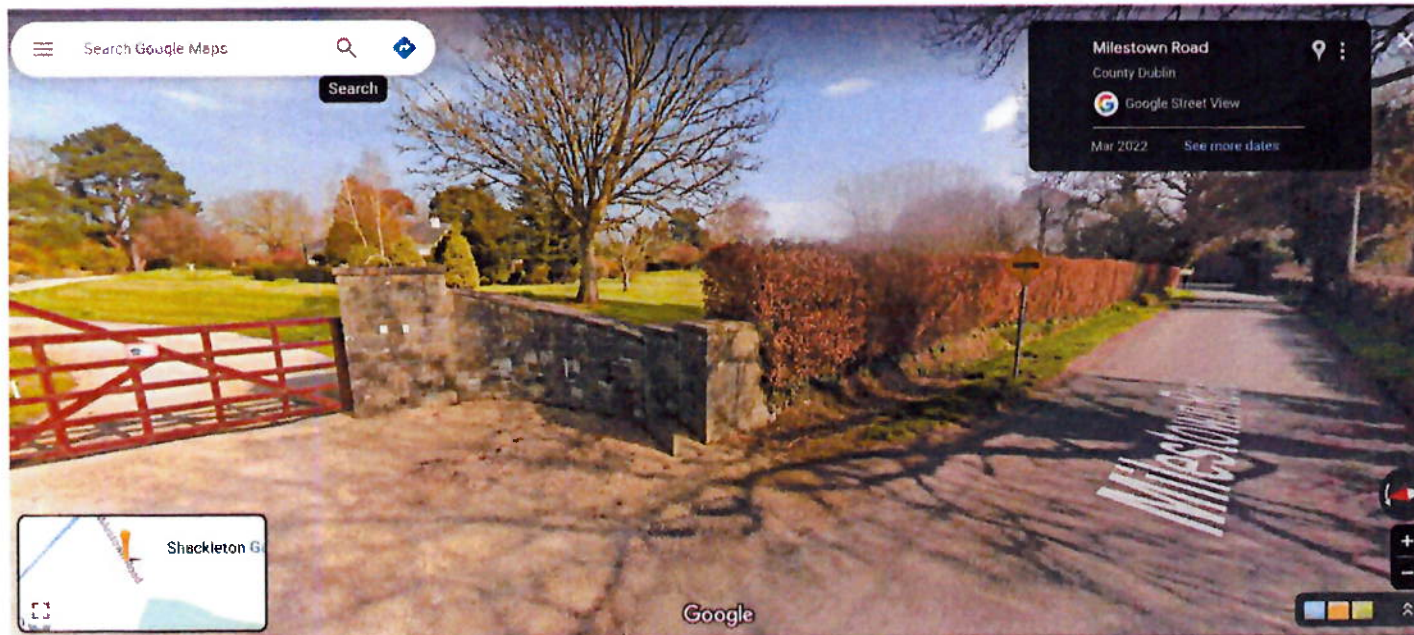
The removal of a significant length of mature hedgerow including some mature trees located in the hedgerow and within the setting and grounds of the house

- ancillary issue here is the nature of any replacement boundary in terms of security and finishes and maintenance of the security and amenity of the existing substantial dwelling



ISSUE 3 / Contd..

The image below shows the excising house access and mature hedgerow and trees which will be removed (approx. 200-250 metres in length) and encroachment upon the landholding.



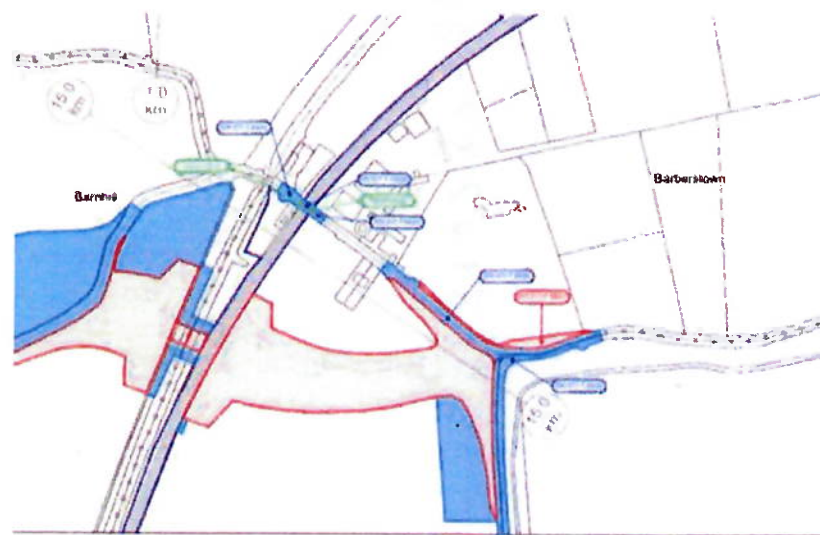
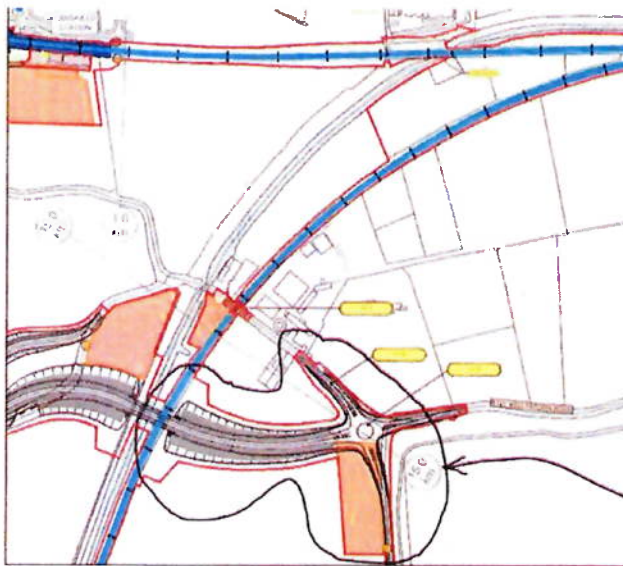
IT IS SUGGESTED THAT A CONDITION BE ATTACHED REQUIRING A REPLACEMENT BOUNDARY (C. 2 METRE HIGH WALL WITH NATURAL STONE FINISH).

ISSUE 3 / Contd..

It is proposed that a new roundabout be located at the junction of Barberstown Lane and the Lucan-Clonsilla road. This roundabout will provide access to the Ross Landholding. The exact nature and finish of the roundabout and access to the Ross Lands requires detailed design and consideration given that the relevant part of Barberstown Lane will now form a cul de sac when the level crossing closes.

Given that the land either side of that road are in single ownership, a given that the input of Fingal County Council would be required regarding any issues related to the (now to be cul de sac[ed]) public road, it is requested that the detailed design of this element be a matter for later detailed design and agreement when fully considered.

This may obviate the need for large scale modifications to the boundary of the existing house.



IT IS SUGGESTED THAT A CONDITION BE ATTACHED TO ANY RAILWAY ORDER REQUIRING THAT DETAILED DESIGN BE CARRIED OUT FOR THE ROUNDABOUT ARM PROVIDING ACCESS TO THE ROSS LANDS AND THAT SAME BE THE SUBJECT OF A DETAILED COMPLIANCE SUBMISSION IN DUE COURSE.