

Our Ref: TC/JR



An Bord Pleanála
64, Marlborough Street
Dublin 1.
Via Email: sids@pleanala.ie

Corr
3A Sycamore House,
Millennium Park, Naas,
Co.Kildare, W91 WN72.
T: +353 (045) 254211
F: +353 (045) 852821
info@corrconsult.ie

www.corrconsult.ie

24th October 2022

Re: Scheme: Dart + West Project
Clients: Eamon Kelly and Joseph Kelly
Address: 30 Oaklawn West, Leixlip, County Kildare
Ref: DW.404 / P.102

Dear Sirs,

We act on behalf of the above property owners who have been served with notice of the making of the above Compulsory Purchase Order/Railway Order. Having reviewed the drawings and documentation accompanying same, our clients have instructed us to object to the confirmation of the CPO/Railway Order and Environmental Impact Assessment Report (EIAR) on the following grounds:

1. Surplus Land Acquisition

The landowners object to the acquisition of lands which appear to be surplus to the scheme requirements.

2. Drainage

Inadequate drainage details have been provided. There is a risk of the retained lands being negatively impacted by the development. A large attenuation area is being constructed on the land to be acquired.

3. Noise

Inadequate information has been provided regarding the mitigation measures that are being proposed to control noise pollution. This is an important matter as a train depot is being constructed.

4. Screening and Planting

We object to the inadequate screening and planting being proposed. This will cause a negative visual impact.

5. Boundary Treatment

Inadequate detail has been provided regarding the type of boundary to be provided along the new acquisition line.

6. Levels

Inadequate details have been provided re. levels of the development.

7. Lighting

Insufficient detail has been provided regarding the artificial lighting proposals within the development.

8. Setback Distances

The setback distance for buildings from this development has not been determined or clarified. This needs to be agreed as part of the design requirements.

9. Design and Planning Matters

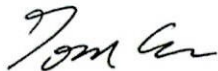
Other design and planning matters may arise when more detailed drawings are made available.

10. Other Matters

Other relevant matters may arise when more detailed information is made available.

The information supplied by the Acquiring Authority is incomplete and may change. We reserve the right to include other grounds of objection and to elaborate on the above listed grounds of objection when further information is made available to us by the Acquiring Authority and to tender these at the An Bord Pleanála Hearing. We request that an Oral Hearing be held in relation to the scheme.

Yours faithfully,



Tom Corr MAgrSc, FSCSI, FRICS, ACI Arb

RICS Registered Valuer

PSRA Licence No. 003033-004513

Chartered Valuation Surveyor

Agriculture Consultant