

AN BORD PLEANÁLA	
LDG-	<u>058629 -22</u>
ABP-	
28 OCT 2022 o.k	
Fee: €	<u>50.00</u> Type: <u>cash</u>
Time:	By: <u>hand</u>

Eileen Reilly
2 Xavier Avenue
North Strand
Dublin 3
R03 R866

28th October 2022

BY HAND

An Bord Pleanála
64 Marlborough Street
Rotunda
Dublin 1
D01 V902

RE: Dart+ West Electrified Railway Order

Dear Inspector,

I am the property owner of 2 Xavier Avenue, North Strand, Dublin 3 and I am writing to you in relation to the application by Córas Iompair Éireann for a Railway Order for the Dart+ West Project.

I have taken time to review the plans that affect my property and will outline my concerns to you in this letter.

1. Value of my Property.

My property is located close to the railway viaduct and I am concerned that the granting of the railway order will have adverse effects on the value of my property. Secondly, I am concerned that the railway order may result in CIE seeking to acquire part of my property which will reduce the footprint of the property and negatively affect its value even further.

2. Construction Work.

I am concerned that associated construction will result in significant noise, dust, vibration and disruption to my property that will interfere with my rights as a property owner. Further, if any road closures take place, this will further interfere with access to my property. I understand from the plans that construction will take a significant period to complete. In the course of such construction, I am also concerned of the risk of vermin and associated pests that may cause nuisance to my property and result in me undertaking personal expenses to attempt to have them expelled.

3. Electrical Wiring.

I am concerned that the running of electrical wiring along the railway line will result in electromagnetic interference that will interfere with electrical appliances over a prolonged period of time. Such interference may also have negative health effects.

4. Privacy and Pedestrians.

I am concerned that upon completion of the works, there will be an extremely large increase and frequency of passenger trains as well as pedestrians passing alongside my property. I fear that this will adversely affect my privacy and the enjoyment and use of my property.

5. Right of Way.

In the Book of Reference, there is a passage which describes the right of CIE and associated persons to utilise the right of way for the construction, operation, inspection and maintenance of the railway. This deeply concerns me as there is no indication as to the scope of such works, the times and dates such access will be required, the length of time that these works will continue for and the corresponding length of time the access will be required. This will cause me considerable stress and anxiety and I am afraid will further negatively affect the value of my property. I further note that this description includes 'maintenance'. I am concerned that this is not a temporary but rather a permanent right which will be exercised on short, if any notice, meaning that I will not be able to say with any certainty to any potential buyers that they will enjoy uninterrupted enjoyment of the property.

In light of my above concerns, I strongly support holding an oral hearing into the application for a railway order under section 42 of the Act so that these issues may be given proper consideration.

I enclose herewith €50.00 to accompany this submission.

Yours faithfully,

Eileen Reilly

A handwritten signature in cursive script, reading 'Eileen Reilly'. The signature is written in dark ink on a light background.