

12 MOUNT PROSPECT AVENUE

CLONTARF

DUBLIN 3

D03YN35

4th October 2022

The Secretary

An Bord Pleanála

64 Marlborough Street

Dublin 1

D01V902

We

SUBMISSION RE APPLICATION FOR RAILWAY ORDER BY CORAS IOMPAIR EIREANN (CIE) IN RESPECT OF THE DART- WEST ELECTRIFIED HEAVY RAILWAY ORDER 2022

Dear Sir/Madam,

I am writing on behalf of my son, Eoin Healy, the owner of No 16 Bessborough Avenue, North Strand, Dublin 1 which directly abuts the railway line where the proposed works will be carried out.

We are very concerned about the consequences of these works on my son's property, particularly because of its immediate proximity to the railway line. Not only will it be detrimental to my son's health and his rights to privacy and quality of life but it will also cause additional structural damage from the unstable supports and cladding to the underside of the railway line in the garden of his house (see attached photos). Further structural destabilisation in these supports will occur in the future from the increased vibrations of additional railway traffic. All of this may make the property uninhabitable due to structural damage from the increased vibration. It will certainly drastically reduce its market value.

Our objections to this application are as follows:

STRUCTURAL INSTABILITY

The cladding and supports for the underside of the existing railway line are a mixture of metal panels and a concrete wall that has crumbled due to the existing heavy vibrations from the railway line directly overhead. One section is supported by a single timber plank (see attached photos). This "structure" is part of the supports under the railway line and is the responsibility of CIE. Because of vibration from passing trains part of the concrete wall has collapsed into my son's garden. Health & Safety issues have been ignored by CIE. If this Railway Order is

given permission it is essential that CIE construct a proper supporting wall which will be capable of tolerating the vibrations from the increased railway traffic. Any permission should include conditions that safeguard the residents of 16 Bessborough Avenue against the danger of a non compliant enclosure of the railway line overlooking the garden.

ACCESS TO THE WORKS TO THE RAILWAY LINE ADJOINING 16 BESSBOROUGH AVENUE

Access to the back garden of the house to carry out any works may be possible by workmen employed by CIE via the flat roof structure at the side of the house. Access through the house by machinery and workmen would necessitate vacation of the house until the work is completed, the house is cleaned and made habitable and adequate compensation paid by CIE. The garden to be cleared of all rubble and building materials.

NOISE AND POLLUTION

Because of the extremely close proximity of 16 Bessborough Avenue to the proposed railway line works the levels of noise and pollution must be monitored and the residents of Bessborough Avenue consulted. If levels are deemed excessive and in contravention of Health & Safety levels it may be necessary to vacate No 16 Bessborough Avenue for the duration of the works with adequate compensation being paid by CIE.

LOSS OF INCOME

All loss of rental income from 16 Bessborough Avenue due to the proposed works to be compensated by CIE

COMPENSATION FOR 16 BESSBOROUGH AVENUE BECOMING UNINHABITABLE

Because of the extreme proximity of 16 Bessborough Avenue to the proposed works may make the house uninhabitable for the duration of the work and appropriate compensation from CIE would be required.

DECREASED MARKET VALUE OF 16 BESSBOROUGH AVENUE

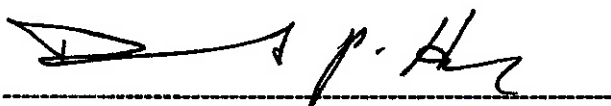
Undoubtedly the proximity of the house to the proposed works will increase greatly the noise and vibrations of the greatly increased rail traffic if the application is granted permission.

Such constant noise and vibration will greatly exceed the present situation where only occasional diesel trains operate. This will make 16 Bessborough Avenue a much less desirable address and will have a serious detrimental effect on its value.

A valuation by an independent professional valuer before and after the proposed works should be a condition of any permission with appropriate compensation from CIE for the fall in value to their works.

It is important that An Bord Pleanála in their deliberations takes into account the rights and wellbeing of the surrounding residents, particularly those that adjoin the railway line and suffer all the consequences of living immediately beside a railway line utterly altered from use by occasional diesel trains to a very busy rail system with greatly increased vibration, noise and pollution resulting in loss of quality of life, loss of the enjoyment of their property and greatly reduced value of their homes.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dermot P. Healy', is written over a horizontal dashed line.

Dermot P Healy FRIAI MUBC Dip Arch

Attachments

Photo No 1 -Side of Railway Line from garden of 16 Bessborough Avenue

Photo No 2- Rubble from crumbling wall to Railway Line

Photo No 3- No 16 Bessborough Avenue & Railway Line

Photo No 4- Re-Advertisement with altered submission date to An Bord Pleanála

I Attach Eur 50.00 fee

'e of Railway Line from garden of 16 Beresborough Avenue, North Strand, Dublin 3

PHOTO No 1



Rubble from wall to Railway Line falling into garden of 16 BERGBOUGH AVENUE, DUBLIN 3
PHOTO No 2



16 Bessborough Avenue, North Strand, Dublin 3 ADJOINING RAILWAY LINE

PHOTO NO 3



12 MOUNT PROSPECT AVENUE

CLONTARF

DUBLIN 3

D03YN35

17th October 2022

The Secretary

An Bord Pleanala

64 Marlborough Street

Dublin 1

D01V902

RE-SUBMISSION –

APPLICATION FOR RAILWAY ORDER BY CORAS IOMPAIR EIREANN (CIE) IN RESPECT OF THE
DART- WEST ELECTRIFIED HEAVY RAILWAY ORDER 2022

Dear Sir/Madam,

I am writing on behalf of my son, Eoin Healy, the owner of No 16 Bessborough Avenue, North Strand, Dublin 1 which directly abuts the railway line where the proposed works will be carried out.

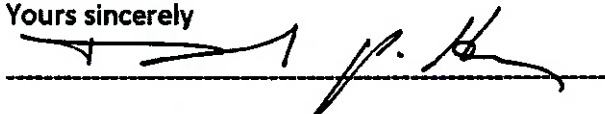
On 5th October 2022 I hand delivered a written submission to An Bord Pleanala reception raising concerns and objections to the application by CIE.

I paid the Eur50.00 fee by debit card (see receipt attached) and was told I would get an acknowledgement of receipt of the submission from An Bord Pleanala by post in a few days.

After ten days I became anxious about the lack of any acknowledgement and rang the Bord for an explanation. I was put through to five different people in five different departments before connection to a lady called Christine in the "Infrastructure section" (I think). She checked and found no trace of my submission but promised to ring me back next day. She did not ring me back and I am now alarmed that hand delivered submissions to An Bord Pleanala can vanish without trace and therefore would never be dealt with.

This is a very serious matter and I am forced to submit a duplicate of the original submission (hand delivered) today. I will demand an official receipt and do not expect to pay a 2nd fee of Eur50.00. I also believe that I deserve an official explanation of how and why my submission was lost or mislaid by the Bord.

Yours sincerely



Dermot P. Healy

An Bord Pleanála

64 Marlborough Street, Dublin 1
DUBLIN 1, D01 V902
8728011

Cashier: Employee

Transaction 200772

5 01 858 8100

Total €50.00

DEBIT CARD SALE €50.00

VISA 1419

05 Oct 2022 2:17:58P

€50.00 | Method: CONTACTLESS

VISA XXXXXXXXXXXX1419

Reference ID: H9X804RXVYJV8

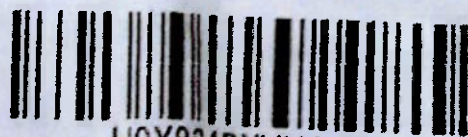
Auth ID: 479155

MID: *****6467

AID: A0000000031010

NO CARDHOLDER VERIFICATION

Online: <https://eu.clover.com/p/H9X804RXVYJV8>



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CHRISTINE

DART + West Project - BOOK OF REFERENCE - SCHEDULE 5
Land over which Rights of Way or other Easements may be acquired

Property Plan	DW.002
Property Number	R.203

SITUATION, DESCRIPTION OF RIGHTS AND QUANTITY	PERSON(S) ENTITLED TO RIGHT, OWNERS OR REPUTED OWNERS AND OCCUPIERS OR REPUTED OCCUPIERS
Situation 16 Bessborough Avenue	Eoin Healy 16 Bessborough Avenue Dublin 3 D03 F211
Description The right for CIE its successors, assigns, servants, agents, licensees, invitees, tenants and undertenants and others to utilise the right of way for the construction, operation, inspection and maintenance of the railway.	Dermot Healy 16 Bessborough Avenue Dublin 3 D03 F211
Quantity (sq.m.) 27	C��ras Iompair ��ireann Heuston Station Dublin 8

Observations

Referenced By: C.I.E.
Date: 20/06/2022 Ref. No. DW.002.R.203



Works No.	Description	Drawing No.
2.13	Provide traffic management measures in the vicinity of the construction sites, including temporary road closures, removal of parking spaces, redirection of traffic in the area and making good any damage to the roadway.	WP002
2.14	Electrification of the existing and new rail line along with signalling and telecommunications infrastructure including installation of overhead electrification equipment.	WP002
2.15	Installation of new fencing along rail boundary and temporary works areas for these works.	WP002

2. Railway Order - Sheet 02 (0 - 1.0km)

Works No.	Description	Drawing No.
	Spencer Dock Station Area	
2.1	Construction of new Spencer Dock Station extending from Mayor Street Upper to Sherriff Street Upper (between Park Lane and New Wapping Street). The proposed station will have its main entrance on Mayor Street Upper interfacing with Spencer Dock Luas Station and a secondary entrance on Sherriff Street Upper for access by bus, taxi or private cars. The Station will include four new tracks and two island platforms all located below existing ground level with escalator and lift access to the upper station level. The entrance to the station is at the exiting ground level of 3.90mOD with the station platforms at -2.39mOD and the track levels at -3.30mOD. The station is designed to accommodate future site development.	WP002
2.2	New rail lines including the construction of four tracks and two island platforms at Spencer Dock Station, retaining walls, new drainage systems, electrification, and signalling. From the new Spencer Dock Station new twin tracks and electrifications over approximately 1.1km to the GSWR Line and over 0.8km to the Northern Line to the north of Connolly Station.	WP002
2.3	Sherriff Street Bridge (OBD228) is to be demolished and rebuilt to its current elevation to connect into the existing bridge structures and road levels on Sherriff Street Upper. The new bridge piers are co-ordinated with the layout and design of the Spencer Dock Station. The new bridge will have 8m of clearance from the underside of the bridge to the top of the tracks to allow for track electrification. Construction will involve temporary road closures and traffic management.	WP002
2.4	New permanent access and access ramp north of Sherriff Street between the proposed Spencer Dock Station and Docklands Station to serve proposed temporary construction compound and existing Spencer Dock - CCE/SET Permanent Compound which is to be relocated in the East Wall yard area.	WP002

Works No.	Description	Drawing No.
2.5	Track lowering for 375 m up to 230 mm in depth beneath OBO36 Ossory Road Bridge to provide sufficient OHLE clearance.	• WP002
2.6	Parapet heightening to 1.80 m on OBO36 Ossory Road Bridge to prevent electric shock that arises from the installation of the new Overhead Line Equipment (OHLE) by replacing the existing corrugated sheet with steel panels that consist of a perforated sheet at the top section and a rolled sheet at the bottom.	• WP002
2.7	Provision of ditches at each side of the track on OBO36 Ossory Road Bridge as it is at a low point of the rail line. There is also a carrier drain at the middle of the tracks to which the ditches will connect and discharge. The drainage is carried out towards Spencer Dock Station where it connects with the station drainage and discharge at the attenuation water tank.	• WP002
2.8	Provision of traction substation, located north of the existing Docklands Station and car park, near the railway junction. It will be necessary to accommodate the road access to the substation from Abercorn Road. The proposed location is within the existing CIÉ property boundary and access will be gated.	• WP002
2.9	Construction of a low voltage, principal supply point building and signalling equipment building next to the traction substation.	• WP002
	<u>Other Works</u>	
2.10	Prepare the sites and compounds initially by constructing safety fencing or hoarding as required, undertaking site clearance/demolition or diversion/protection works and excavating to formation level for all works.	• WP002
2.11	Establish construction sites and temporary compounds at six locations including temporary fencing/hoarding, site offices, welfare facilities, storage facilities, workshops, construction plant and equipment required to carry out the works.	• WP002
2.12	Construct services and carry out utility diversions and connections.	• WP002

Further information is available from:
Telephone: (01) 8235127.
Post: DART+ West Project Office, Iamrd Green, Inchicore Works, Inchicore Parade, Dublin 8,
D08 X073.
Email: DARTWest@irishrail.ie
Website: www.dartwest.ie