

Dart+ West Application For Railway Order

**Submission to An Bord Pleanála
on behalf of**

**PORTERSTOWN OWNERS
MANAGEMENT COMPANY LIMITED
BY GUARANTEE**



20th October 2022

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1. Introduction

We, Petra Management, Property Management and Consultancy firm located at; Unit 3, M50 Business Park, Ballymount, Dublin 12 are instructed by our client; Porterstown Owners Management Company Limited by Guarantee to make this third party planning appeal in relation to Application for Railway Order reference LO-42 which was submitted by Córas Iompair Éireann to An Board Pleanála on 29th July 2022 in respect of the Dart+ West Project.

The final date for receipt of submissions in relation to the application is 28th October 2022 and therefore this submission is within statutory timeframes. In accordance with Planning Regulations, we do not enclose payment in respect of this submission as our client is the registered owner of lands proposed to be acquired under the Railway Order.

2. Main details of the proposed development.

The proposed development consists of the expansion and electrification of the existing rail line serving the Maynooth-Greater Dublin area. Ancillary work associated with the project includes a number of alterations to the road network in proximity to the rail line.

3. Woodbrook – Location and Context

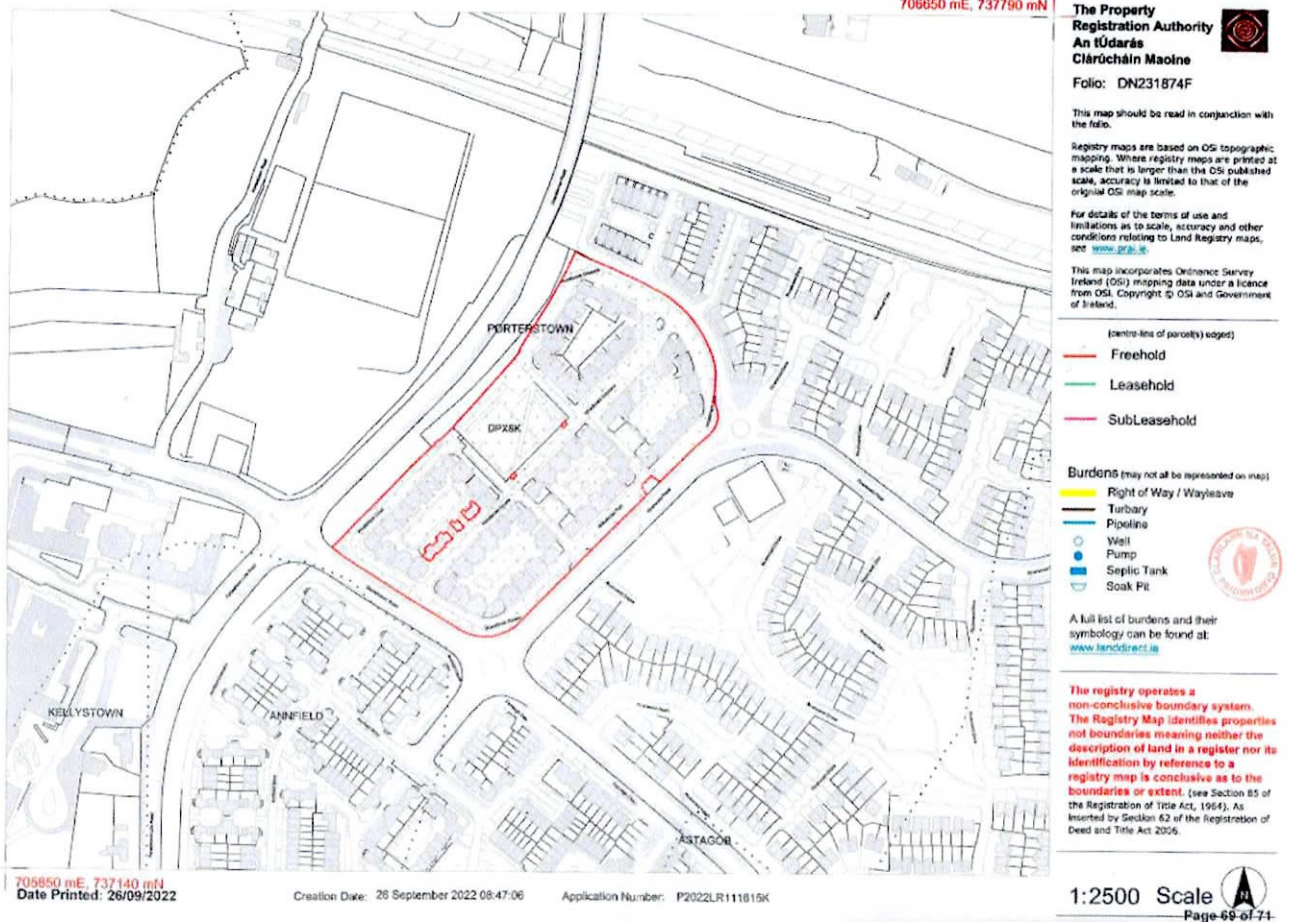
Porterstown Owners Management Company (OMC) CLG is the OMC entity which owns the structures, landscaped areas, roadways and other common areas of the Woodbrook Estate located at Riverwood Road, Dublin 15, bearing Folio DN231874F. The development consists of 312 residential units and was constructed circa 2003.

Accommodation is arranged across 5 blocks, each with a central landscaped courtyard. Block height range from 3-4 stories. Car parking is a mixture of underground and surface perimeter parking. There are extensive landscaped areas throughout the development and its perimeter.

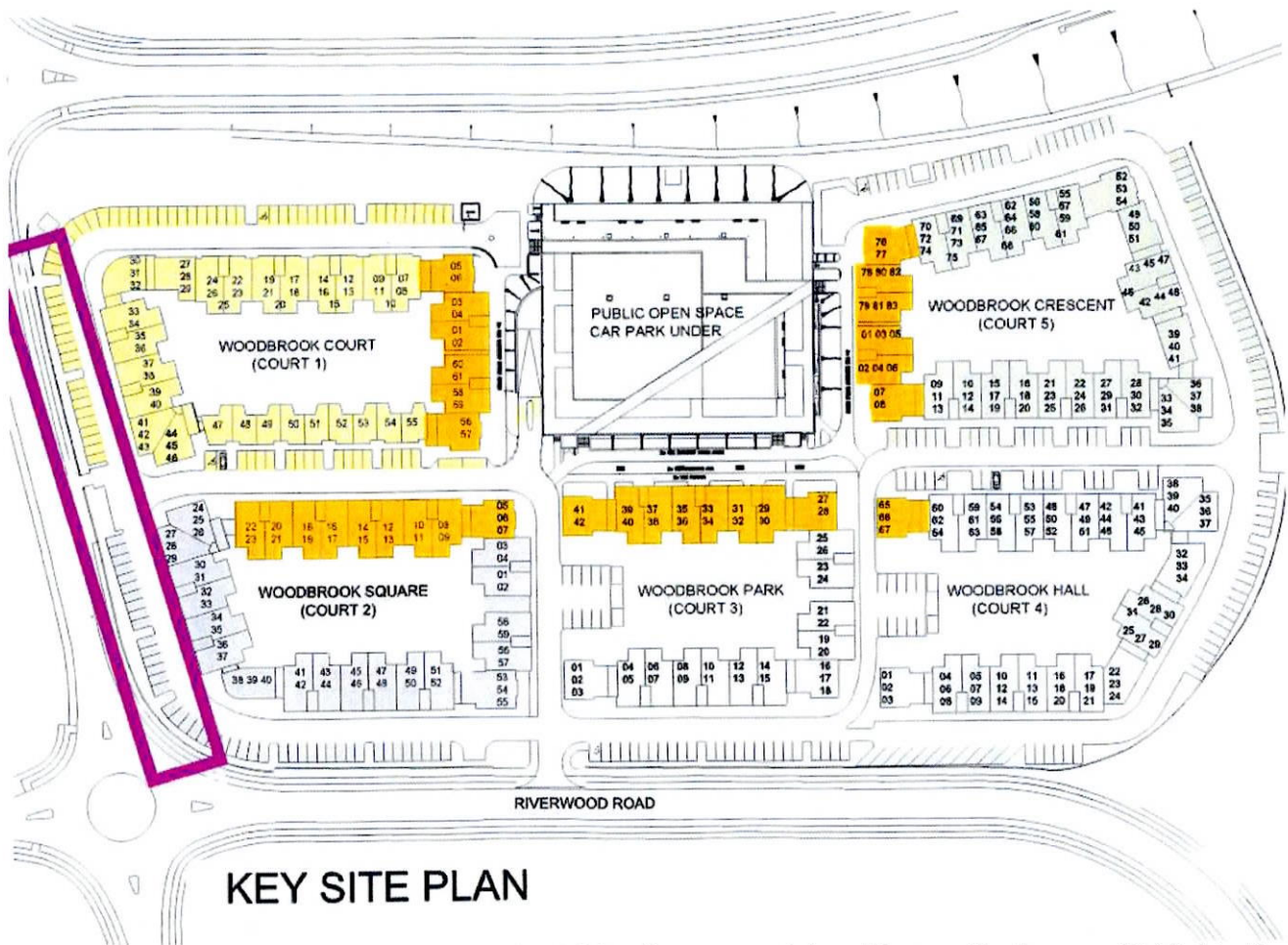
Woodbrook is directly bound by the proposed development site to the Southwest at the Diswellstown Road. The matters raised in this submission relate to the ancillary roadworks proposed to be undertaken as part of the Dart+ project.

Folio Number: DN231874F

Application Number: P2022LR111615K



Woodbrook Estate. Folio DN231874F



KEY SITE PLAN

Location plan showing the Woodbrook residential development and the subject application area highlighted in purple.

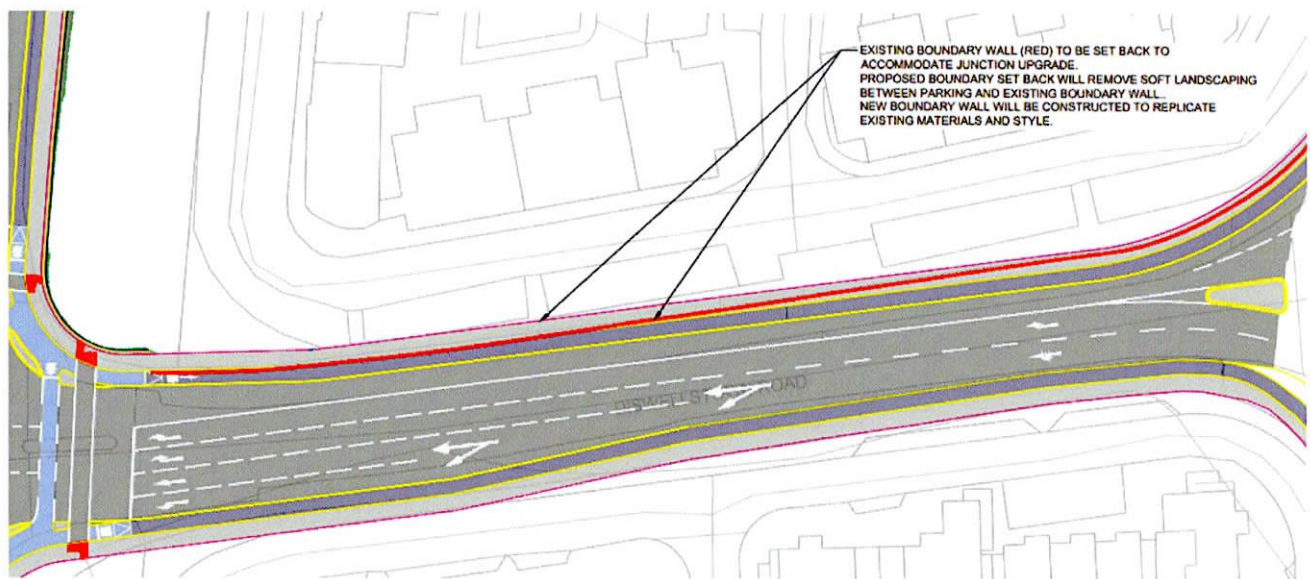
4. Points of submission

Having reviewed the Dart+ West application and in particular drawing reference *RO-L042-0001* and Drawing Title *Design – Lco2: Coolmine Diswellstown Road Junction*, it is apparent that the Woodbrook Estate will be materially impacted by the proposed works.

4.1 Loss of green space

The Woodbrook Estate contains extensive landscaped areas which have been fundamental to the visual amenity of the estate since its construction and were a unique selling point for owners. The landscaping layout is consistent around all blocks insofar as it forms a border between the surface parking spaces and the boundary wall/railing.

The proposed project calls for the removal of the soft landscaping areas between the surface parking spaces and the boundary wall/railing at Woodbrook Court and Woodbrook Square. This will materially alter the visual appearance of the estate when viewed from both the public road and within the estate.



Proposed relocation of existing boundary wall and loss of soft landscaping area along boundary

4.2 Loss of mature trees.

The proposal calls for the removal of mature trees from both within the Woodbrook boundary and from the verge along the public road.

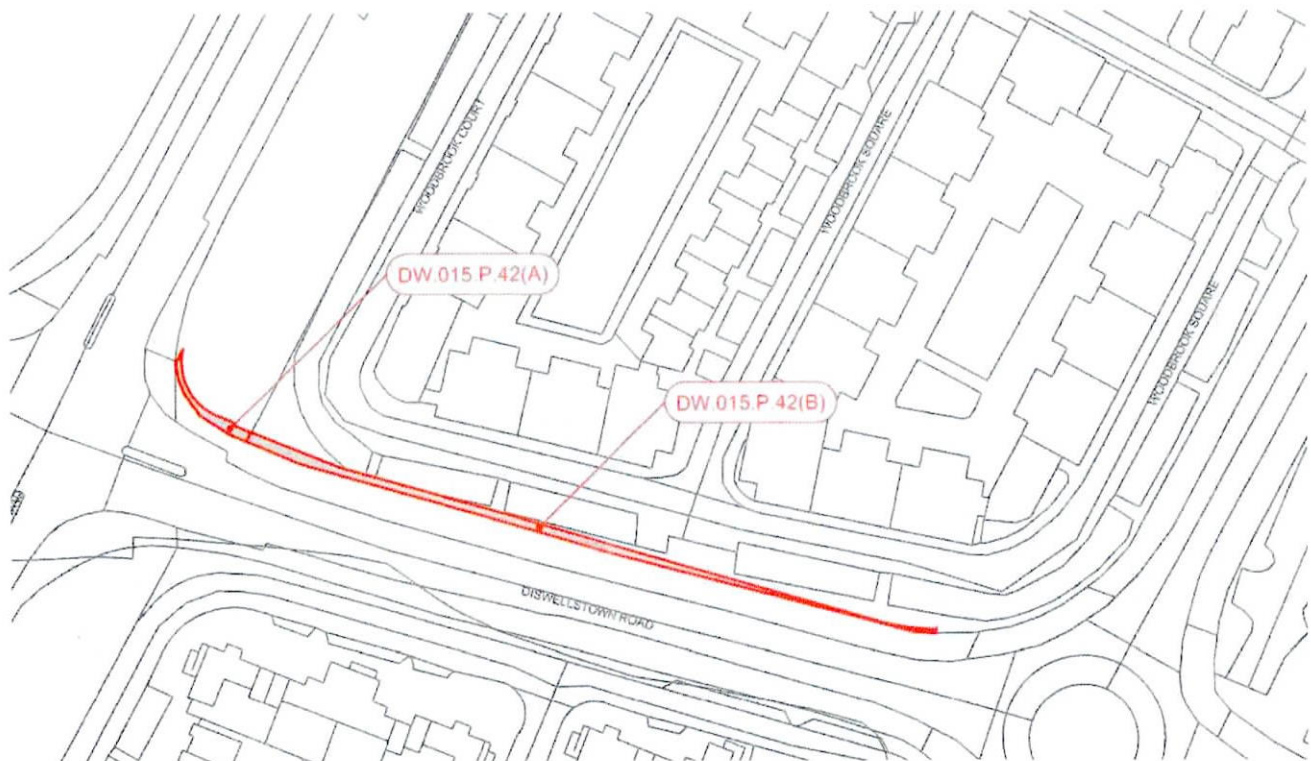
4.3 Noise screening

The Woodbrook Estate is located in a residential area which continues to experience continued growth and a corresponding increase in road traffic. Associated with this is an increase in noise levels from the public roads surrounding the estate on all sides. The Owners Management Company has over the years taken measures through careful cultivation of the boundary landscaping to mitigate against increasing noise levels.

The proposed removal of mature landscaping from this area would result in a significant reduction in the natural noise screening provided by the existing planting scheme. This, coupled with the realignment of the Diswellstown Road so as to move closer to the Woodbrook blocks will result in a significant increase in noise levels from the road which are experienced by Woodbrook residents.

4.4 Impact on property values

The proposed compulsory purchase of parcels of the Woodbrook estate will effectively reduce the size of the estate and will fundamentally alter its layout and visual appearance. There is likely to be a direct impact on the property values of residential units within the estate as a result.



Proposed CPO areas

5. Conclusion

In principle, the OMC has no objection to the realignment of the Diswellstown Road so as to improve traffic safety and circulation. It does however consider that the proposal in its current format represents an unacceptable impact to Woodbrook through the loss of extensive green spaces, increased noise and negative impacts on property values.

The OMC is therefore objecting to the proposal in its current format and is requesting that greater consideration be given to how the road network can be improved in this area without negatively impacting on the adjacent residents.

The OMC believes that it should be explored if it is possible to retain a landscaping verge between the Diswellstown Road and the Woodbrook parking spaces by making alterations to the exiting Woodbrook roadway and parking areas.

The Porterstown Owners Management Company trusts that ABP will give due consideration to these factors.

We confirm that we act for Porterstown Owners Management Company CLG in this matter and ask that all future correspondence in relation to this application be sent to this office.



**Aodhagán Fitzpatrick -Senior Portfolio Manager
Petra Management Ltd.**

Photo appendix



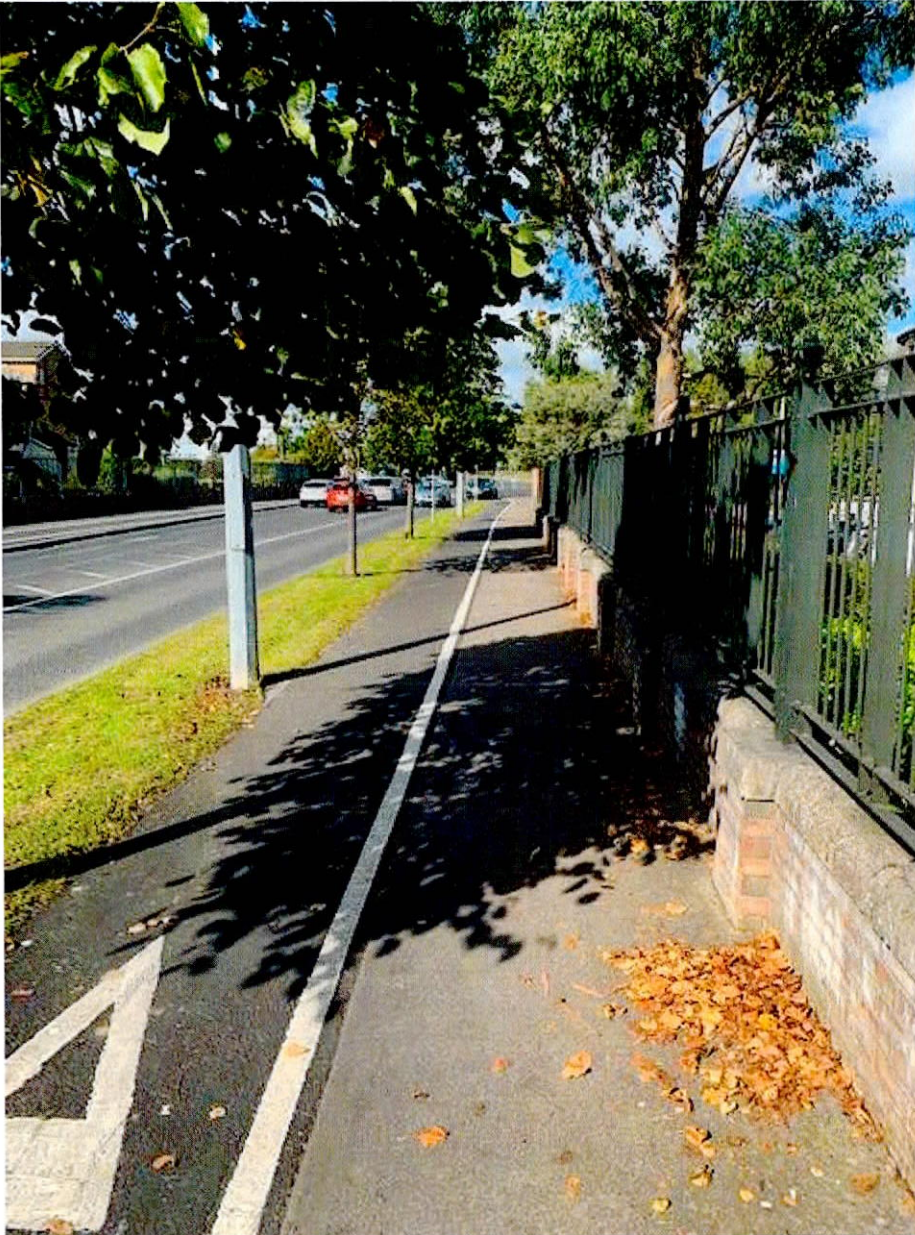
Existing landscaping along boundary between Woodbrook Court and Diswellstown Road



Existing boundary between Woodbrook Court and Diswellstown road



Existing mature trees along Woodbrook Court boundary with Diswellstown Road



Existing trees along Diswellstown Road verge



Existing boundary railing and landscaping at Woodbrook Court storage building



Existing mature landscaping and trees at Woodbrook Square boundary



Existing mature tree at Woodbrook Square



Existing mature planting at Woodbrook Square pedestrian entrance



Existing planting scheme & surface car parking at Woodbrook Square viewed from the public road



Woodbrook Square pedestrian entrance viewed from the public road