

**AN BORD PLEANÁLA**  
LDG- 058636-27  
ABP- \_\_\_\_\_  
**28 OCT 2022**  
Fee: € 50.00 Type: cash  
Time: \_\_\_\_\_ By: hand

Torrelles Trading Company Ltd  
15A The Beeches  
Strand Road  
Sutton  
Dublin 13

**BY HAND**

An Bord Pleanála  
64 Marlborough Street  
Rotunda  
Dublin 1  
D01 V902

25 October 2022

**Re: Dart+ West Electrified Railway Order**

Dear Inspector

I am a Director of the company Torrelles Trading Company Limited **[Torrelles]**.

We are writing to you concerning the application by Córas Iompair Éireann for a Railway Order for the Dart+ West project.

We have had an opportunity to review the plans as they pertain to the area known as North Strand where Torrelles is the owner of the property at 16 Strandville Avenue, North Strand, Dublin 3 **['the property']**.

The property is close to the railway viaduct, and we are concerned that the granting of the railway order will result in direct and indirect consequences that will adversely affect the value of the property.

Firstly, given the railway lines' proximity to the property, We are concerned that railway works will result in significant noise, dust and vibration over a prolonged period which will interfere with the enjoyment of the property.

Secondly, we are concerned that the railway order may result in CIE seeking to acquire part of the property which will reduce the footprint of the property or otherwise negatively affect its value.

Thirdly, we are concerned that the running of electrical wires along the railway line will result in electromagnetic interference that will interfere with electrical appliances and over a prolonged term may have negative health effects.

Fourthly, we are concerned that the construction works and running of trains will dislocate vermin and other pests who may seek to relocate to the property.

Finally, we are concerned that once the works are complete, the increased frequency of passenger trains passing alongside the property will negatively affect the privacy of occupants.

Torrelles, therefore, 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.

We enclose the requisite €50.00 fee to accompany this submission.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Alan Costello', with a stylized flourish at the end.

Alan Costello

Director

Torrelles Trading Company Limit