

Submission No.			166	
Organisation Name or Name of Submitter			Leo and Anne Crehan	
Item No.	Section Ref.	Page No.	Observation Statement	TII Response
Re: Railway (Metrolink-Estuary to Charlemont via Dublin Airport) order 2022 Case Reference Number NA29N.314724				
1	Letter - Introduction	1	<p>We live at 11 Dartmouth Square West....</p> <p>Firstly, in general, we are in favour of the broad aim of the Metrolink project to connect Dublin's city centre to our national airport. However, as a resident living in the Dartmouth/Charlemont area, we wish to set out a number of observations for the Board regarding the proposal to locate the Terminus station at Charlemont-Dartmouth. Our family home is in the midst of the community where the Terminus station is proposed to be located; and further, the application makes provision for part of our property to become the subject of a Compulsory Purchase Order.</p> <p>We respectfully ask that you consider the following points in making your decision on the Application.</p>	<p>Thank you for taking the time to make a submission and your overall endorsement of the MetroLink Project. We have reviewed your submission and responded to the observations made below.</p>

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2	Letter - Point 1	1	1. Charlemont Is the incorrect strategic location for a Terminus hub and spoke system as it is too far out along the Luas Green Line spoke and would prejudice future options for integration of networks and services.	<p>TII have carefully considered where the best location is for a southern interchange with MetroLink, and for the reasons set out below, the preferred location is a station at Charlemont.</p> <p>The Board is required to have regard to the likely consequences for proper planning and sustainable development in the area in which it is proposed to carry out railway works (section 43(1) of the 2001 Act) and as such the following matters are relevant.</p> <p>The connection from St Stephens Green to Charlemont / Ranelagh is supported by the previous Transport Strategy for Greater Dublin Area (2016-2035) and the current Transport Strategy for Greater Dublin Area (2022-2042).</p> <p>The Transport Strategies were prepared by the National Transport Authority, scrutinised by the Joint Oireachtas Committee on Transport and approved by the Minister for Transport. It notes in section 12.3.2, "Charlemont offers the optimal location for the primary interchange with the Green Line in response to growing demand in the longer term and is an appropriate location to facilitate any potential future metro extensions to serve the south west, south or south east of the city region should sufficient demand arise."</p> <p>The Transport Strategy is "a consideration material to the proper planning and sustainable development of the area or areas in question." Development Plans are required to be consistent with the Transport Strategy. The Dublin City Development Plan 2022-2028 envisages this station at Charlemont in policy SMT22 "To support the expeditious delivery of key sustainable transport projects so as to provide an integrated public transport network with efficient interchange between transport modes, serving the existing and future needs of the city and region and to support the integration of existing public transport infrastructure with other transport modes. In particular the following projects subject to environmental requirements and appropriate planning consents being obtained: ... MetroLink from Charlemont to Swords".</p> <p>Accordingly, the location of the Charlemont station was a strategic decision made at the highest levels of transport and land use planning and such is fully consistent with the proper planning and sustainable development of the area.</p> <p>The current Transport Strategy considers a range of options for the onward extension of MetroLink to meet the demand for travel over the period of the strategy. This includes consideration of the need for the upgrade of the Luas Green Line to metro with a metro extension to Dublin south west, south or south east. Whilst the strategy envisages that further extensions will be delivered after 2042, MetroLink which terminates at Charlemont allows for the possible extension of the metro in all the above directions.</p> <p>The proximity of the metro to the Luas line at Charlemont provides for a positive customer experience for all users with short interchange distance and due to the proximity, clear wayfinding and high visibility of the interchange. The interchange arrangements at Charlemont provide for significantly better interchange arrangements compared to an interchange at St Stephen's Green Station.</p> <p>The detailed analysis done for the Railway Order further confirms that the section of MetroLink route between St Stephen's Green and Charlemont Stations contributes significantly to the overall benefits of the scheme. It serves a significant area of the south city of Dublin and offers enhanced access from the local area to the city centre and a direct connection to Dublin Airport. It serves key trip attractors including residential areas and offices / workplace locations, with high passenger boarding and alighting figures in the peak hours. During the morning peak, at Charlemont station the flows include 1,800 passengers alighting, 2,300 boarding and 1,229 passengers alighting, 2,276 boarding during the evening peak. The passenger numbers contribute significantly to the overall benefits of the scheme and the effect of these benefits outweigh the additional costs that are associated with the delivery and operation of the section from St Stephen's Green to Charlemont station.</p> <p>By extending MetroLink to Charlemont it provides for future proofing of the Green Line, bypassing the capacity constrained Luas on-street running section, and ensures potential future connectivity options are enabled, either to the Green Line or for extensions of the metro.</p> <p>The Charlemont Station interchange provides for increased passenger utilisation of the MetroLink system, thereby increasing the benefits delivered by the Project, reflected by an improved Project Benefit Cost Ration (BCR).</p>

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3	Station Location	2	<p>1. (continued) St. Stephens Green is the most appropriate location as it provides for interchange with bus, Luas and future DART underground. The project incorrectly dismisses St. Stephens Green West as an appropriate terminal station. It only considers St. Stephens Green East and Charlemont. Furthermore, no Study has been completed by NTA/TII as part of the entire Metrolink project on the optimal location for a City centre terminus.</p> <p>If St. Stephen's Green were to be designated as the hub, there would be the opportunity for an integrated underground commercial development which could be privately funded as part of the project.</p>	<p>"TII do not agree that St Stephen's Green is the most appropriate interchange location for the reasons set out by response (2) above.</p> <p>It is not correct to say that the Project ""only considers St. Stephens Green East and Charlemont."" A number of route options were considered in the process of identifying the Emerging Preferred Route (EPR). Route alignments from St. Stephen's Green West that would also provide an interchange with DART at Tara Street Station would require an intervention shaft between these locations and would also need an undesirable horizontal reverse curve and so are not favoured. As outlined by EIAR Chapter 3, Background to the MetroLink Project, one of the key objectives of the Project is the integration of it with the wider transport network that also includes for BusConnects and DART+ which are all included under Project Ireland 2040 and the GDA Transport Strategy 2022-2042 (section 12.3.2). Together, these projects will result in a reliable, sustainable, affordable, integrated public transport network that will support the economy, help Ireland meet its climate change targets in line with Climate Action Plan 2021 and make Dublin a more liveable and sustainable city.</p> <p>The submission is being argued argues that Charlemont station effectively becomes a terminus station in the short to medium term. The implication is that the activities normally associated with a terminus are incompatible with the proper planning and sustainable development of this location, in particular, travel to and from the location by car at the start and end of journeys.</p> <p>In this regard, it is true to say that the Metrolink trains will terminate and turn back at Charlemont station, However, Charlemont Station does not have the associated infrastructure and services associated with a terminus location and in fact has more in common with a “system turn back location”. Charlemont Station is located within an area of high public transport accessibility, linking with the Luas Green Line which offers reasonably similar levels of services and frequency for journeys to and from the south of Dublin. As such, public transport service offering is not considered to terminate, but transfers onto the similar service offered by the Luas Green Line, forming part of a transport corridor running from Cherrywood to Estuary. The associated environmental impacts for the turnback and station at Charlemont have been fully assessed in the EIAR. Additionally, there is a strong level of interchange offered throughout the corridor at locations such as Glasnevin, O'Connell Street, Tara Street and St Stephen's Green, where many journeys on the MetroLink will 'terminate'.</p> <p>The terminus station for MetroLink is located at Estuary where all of the activities normally associated with a terminus take place.</p> <p>Charlemont station itself was chosen on the basis of its interchange potential with Luas, as well as local bus services, as outlined above. The section of the line between St Stephen's Green and Charlemont generates considerable benefits for the scheme in terms of increased patronage. As noted in response item (2), during the morning peak, at Charlemont station the flows include 1,800 passengers alighting, 2,300 boarding and 1,229 passengers alighting, 2,276 boarding during the evening peak. The fact that the Charlemont Station is now being referred to and considered as a “terminus station” rather than an interchange station, does not change the environmental impacts the station has on its local environment, in terms of passenger demand, airborne noise. vibration and other environmental effects.</p> <p>If the scheme were to terminate at St Stephen’s Green, it would be inconsistent with the GDA Transport Strategy 2022-2042 to locate the terminus at Charlemont.</p>

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4	Letter - Point 2	1	<p>2. Expensive Duplication of Rail infrastructure - The inclusion of an expensive and costly section between St. Stephens Green and Charlemont is strategically weak and duplicates the existing Luas Green Line services. NTA's cost estimate for this 1km section at€650M is an expensive duplication and significant investment that deprives other parts of Dublin that are in immediate need of rail infrastructure to support housing and urban development.</p> <p>If the Green Luas Line is becoming overloaded, surely that is because it is the only north/south transit system going through South Dublin; a better, and cheaper, solution would be to build 1 or 2 parallel new Luas lines to service South Dublin, which would reduce the demand on the Green Line.</p>	<p>The Board is not responsible for any decisions in relation to the funding the Project. It is solely responsible for assessing whether the Project is consistent with proper planning and sustainable development and that its effects on the environment are acceptable.</p> <p>The responsibility for funding the Project lies with the NTA, the Government and ultimately the Oireachtas. It has received all necessary approvals, including under the Public Spending Code for the making of a Railway Order. It will undergo further scrutiny and approvals, including under the Public Spending Code, before it is funded. It is not appropriate for the Board to make findings in relation to value-for-money that are outside its statutory functions and would cut across those arrangements. Members of the public are entitled to make representations to their TDs in relation to the value-for-money of any element of the Project.</p> <p>In any case, TII do not agree with this statement for the reasons set out by response (2) above, noting that infrastructure is not being duplicated given the capacity of the Luas south from St. Stephen's Green is restricted due to on-street running.</p> <p>There is a limit to the potential of the Luas to provide additional capacity in the on-street non-segregated section of the Luas Green Line from Charlemont northwards through the city centre. The nature of this route and the fact that it currently crosses several road junctions (Adelaide Road, Harcourt Street / Hatch Street upper and Harcourt Street / St Stephen's Green south) limit the service to a maximum of 24 trams per hour per direction. The projected demand for this section would require a higher frequency of up to 30 trams per hour and this demand cannot be met with on-street systems (Luas / bus). The interchange between Luas and MetroLink proposed at Charlemont will provide the necessary capacity to address the demand on this corridor and reduce overall travel time for passengers.</p> <p>There is also high passenger demand forecast for a Metrolink station at Charlemont, including from the Ranelagh area, which would be lost if St. Stephen's Green was the MetroLink southern interchange station. The additional fare revenues collected by the Charlemont Station interchange increase the benefits delivered by the Project, reflected by an improved Project Benefit Cost Ration (BCR).</p> <p>Further, to ensure that public investment delivers value for money, the Public Spending Code sets out requirements for the evaluation, planning and management of public investment. The preparation of a Business Case is a key element of meeting these requirements. The Public Spending Code requires that both the Preliminary Business Case and Final Business Case for public investment projects are published.</p> <p>In July 2022, the Government granted Approval in Principle to the NTA to enable the submission of a railway order application by TII to An Bord Pleanála in respect of the MetroLink project (Decision Gate 1). This approval was granted after the Preliminary Business Case (PBC) had undergone significant scrutiny and challenge by bodies that are independent of TII, including DoT and DPER review (including independent review by JASPERS and the Major Projects Advisory Group (MPAG)) of the PBC around timeline, costs and benefits that were updated to inform the Government decision."</p> <p>In any case, TII do not agree with this statement for the reasons set out by response (2) above, noting that infrastructure is not being duplicated given the capacity of the Luas south from St. Stephen's Green is restricted due to on-street running.</p> <p>There is a limit to the potential of the Luas to provide additional capacity in the on-street non-segregated section of the Luas Green Line from Charlemont northwards through the city centre. 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The additional fare revenues collected by the Charlemont Station interchange increase the benefits delivered by the Project, reflected by an improved Project Benefit Cost Ration (BCR).</p>

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			Response (4) continued.	<p>Further, to ensure that public investment delivers value for money, the Public Spending Code sets out requirements for the evaluation, planning and management of public investment. The preparation of a Business Case is a key element of meeting these requirements. The Public Spending Code requires that both the Preliminary Business Case and Final Business Case for public investment projects are published.</p> <p>In July 2022, the Government granted Approval in Principle to the NTA to enable the submission of a railway order application by TII to An Bord Pleanála in respect of the MetroLink project (Decision Gate 1). This approval was granted after the Preliminary Business Case (PBC) had undergone significant scrutiny and challenge by bodies that are independent of TII, including DoT and DPER review (including independent review by JASPERS and the Major Projects Advisory Group (MPAG)) of the PBC around timeline, costs and benefits that were updated to inform the Government decision.</p> <p>Regards the suggestion to build additional Luas lines, TII do not consider this a better solution than MetroLink as new Luas lines would still be constrained by on-street running as a result of their integration with the road network, these new lines would have to be tied in to the existing Luas Green Line stations that would need to be increased in size at St Stephen's Green and Charlemont where space is limited, noting also Charlemont is also on a viaduct, or completely new lines and stations constructed with little to no available surface space to accommodate this. Whilst noting for the reasons explained above that Charlemont provides a better interchange location with the Luas Green Line than St Stephen's Green.</p>
5	Letter - Point 3	2	3. The station box at Charlemont, as constructed in 2021/22 by the Developer Hines, does not have the benefit of planning permission and has not been part of the EIA undertaken for this project. Processing the current Railway Order application, which is reliant on these preliminary and now constructed works, is legally unsafe and contravenes the provisions of the EIA Directive.	The MetroLink enabling works constructed as part of the Hines development was included in the planning application for the Hines Development and has the benefit of planning permission which was granted in April 2019.

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6	Letter - Point 4	2	4. The station box at Charlemont will result in only one possible future tie in with the Luas Green Line to the south, which would result in an option that was previously dismissed as part of the Tie-In study from March 2017. No alternatives to the station box at Charlemont were considered as its location was fixed in order to accommodate the design of the Grand Parade commercial development by Hines. The implication of this new alignment is very significant on our wider community as it will involve top down construction that will only be possible when many houses on Manders Terrace, Oakley Road and Charleston Road are demolished	<p>The station box at Charlemont allows for a future tie into the Luas Green Line should it be determined in the future that through running metro services to Sandyford is the required solution to address the public transport needs to the south of the city. It is incorrect to say that the current proposal is based on an option that was previously dismissed as part of the March 2017 Green Line tie in study. The station design is in affect a modification to the preferred Green Line Tie Option 4B which was modified as result of the postponement of the upgrade of the Green Line to metro standard.</p> <p>The station box location was not fixed by the Charlemont Development. The preferred route for MetroLink was published in March 2019 following a comprehensive route options study. The preferred route was based on the emerging preferred route for the scheme which included a station at Charlemont. The Charlemont Metro Enabling Works were constructed to enable the Charlemont Development to proceed whilst simultaneously ensuring there was an option available to construct a station at Charlemont that avoided unnecessary demolition, took advantage of an available site, provided infrastructure that is integrated with planned development rather than necessitating later changes and retrospective adjustments to a new development or even possible demolition of the new development, whilst providing protected provision for the future extension of the scheme south, if required.</p> <p>It is also important to recognise that the station location at Charlemont is influenced by available vacant land and thus avoids unnecessary demolition.</p> <p>The submission seeks to portray the construction of the Metro Enabling Works as prejudicial to future decisions on proper planning and sustainable development of the area. It implies that the counterfactual would have had no effect on such decisions. That is not the case. There was a planning conflict between the EPR and the Grand Parade Development at the time the latter development was proposed. There was no resolution to that conflict that was free of implications for future decisions on the proper planning and sustainable development of the area.</p> <p>The Board could have refused permission for the Grand Parade Development, inevitably creating an underutilised and potentially vacant and idle site in a commercial hub location. The Board could have granted permission with no provision to facilitate a station at this location, resulting in a requirement for the railway order to provide for the demolition of a new office building. The Board's actual decision was reasonable and lawful in seeking to minimise the prejudice to an important office development and a critical piece of national infrastructure. It was also not particularly restrictive of future decisions in relation to the proper planning and sustainable development of the area. Of the three options open at the date of the Grand Parade planning application, two remain open: the Board can still require changes to the station design that require the demolition of the commercial building and it can grant an order that avoids demolition by using the Metro Enabling Works.</p> <p>It is agreed that the short-term implications for local residents will be significant as the scheme progresses through the construction stage, however the EIAR assesses the environmental impacts of the construction phase and commits to the implementation of appropriate mitigation measures that reduce the environmental impacts to not significant. The same is true of the operations phase for the project. TII will work closely with local residents to ensure the required mitigation measures are put in place.</p> <p>If in the future, the metro was extended south, this does not mean that inevitably open cut construction will be required or demolition of property will be necessary. In designing an extension, the promoter will seek to reduce the requirement for demolition by looking for tunnel launch sites at the southern extent of the scheme and, if one can be identified, driving the Tunnel Boring Machine northwards ultimately connecting into the existing tunnel. In that case, even if the new alignment were under the properties identified in the submission, the tunnel underneath them would be constructed by the Tunnel Boring Machine without the need for above ground works.</p>

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7	Letter - Point 5	2	5. The Environmental Impact Assessment is inadequate in relation to the description of development, alternatives, transport assessment, noise and the cumulative effects of the development on the Charlemont-Dartmouth Community. For a project of this size, scale, investment to date, it is inadequate to propose a Railway Order with so many important studies and analyses missing. Full details of this inadequacy are set out in the observations submitted by the Charlemont-Dartmouth Community Group, of which we are members.	<p>TII do not agree that the Environmental Impact Assessment is deficient, inadequate or missing information. The Railway Order application comprises a very detailed environmental impact assessment that has identified and assessed the potential environmental impacts of MetroLink and proposed mitigations for these impacts where necessary. TII would also draw attention to the detailed project description, construction phase description and operational phase description provided in EIAR Chapters 4 and 5 and 6, and EIAR Chapter 7 and associated appendices that present details of alternatives considered. EIAR Chapter 9 and appendices provides a detailed analysis of transport and traffic effects, and EIAR Chapters 13 Airborne Noise & Vibration, and 14 Groundborne Noise & Vibration provide a detailed assessment of potential noise and vibration effects, while Chapter 29 outlines the assessment of interactions between various environmental aspects, and Chapter 30 covers the cumulative impacts with other projects. This assessment is carried out for the full length of the alignment including relative to potential significant effects on the Charlemont-Dartmouth Community.</p> <p>TII can also confirm they have reviewed and responded to all submissions received in response to the submitted Railway Order application.</p>

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8	Letter - Point 6	2	6. The development would result in noise and disturbance during the construction and operational phases which will result in a loss of amenities for the area.	<p>The EIAR presents a comprehensive and detailed assessment of both groundborne and airborne noise and vibration in Chapter 13 and 14 of the EIAR. The assessments include for predictive modelling in order to identify the potential impacts on all sensitive receptors during both the construction phase and the operational phase.</p> <p>Noise and disturbance during construction:</p> <p>No profound impacts have been identified for residents and mitigation measures proposed will be effective at reducing the impacts on these properties and in general terms impacts will be associated with the construction phase only. Significant mitigation is proposed to include 4m high noise barriers and further proposed mitigation in line with the Airborne and Groundborne Noise Mitigation Policy. On the implementation of these measures the residual impacts are predicted to be moderate. However, as outlined in Transport Infrastructure Ireland (TII) Airborne and Groundborne Noise Mitigation Policy (Appendix A14.6) there is a process in place whereby further mitigation measures can be implemented at individual properties should this be merited.</p> <p>Noise and disturbance during operation:</p> <p>No residual noise impacts are identified at this location during operation. The calculated rail noise levels across the proposed Project are not significant in terms of any widespread community disturbance and results in a not significant to slight impact when added to the prevailing noise environment.</p> <p>Loss of amenity during construction:</p> <p>EIAR Chapter 11, Population & Land Use provides an assessment of effects on community amenity during construction and operation, which relates to the interaction of impacts on air quality; visual amenity; traffic and transport; and noise and vibration.</p> <p>At this location during construction as outlined in Section 11.5.2 of Chapter 11, no impacts are identified on the retail sector or community and social infrastructure (e.g. schools or hospitals). Any severance/disruption to transport will be limited by site mitigation measures such as alternative routes reducing impacts to not significant.</p> <p>Loss of amenity during operation:</p> <p>No significant residual negative impacts are anticipated on the Population and Land Use from the operation of the proposed Project, following the incorporation of the mitigation measures into the design of the proposed Project and implementation on an ongoing basis throughout the lifecycle. The residual effects that will arise during operation will be permanent and positive as detailed in EIAR Chapter 11, section 11.1.1.</p> <p>The zoning under the Dublin City Development Plan 2022 - 2027 for the residential properties in question is "Z2 Residential Neighbourhoods (Conservation Areas)" with an objective to "protect them from unsuitable new developments or works that would have a negative impact on the amenity or architectural quality of the area (See Table 3.11 of the submitted Planning Report). As outlined in Section 4.5.18.6 of the Planning Report, the element of the Project within the Z2 zoning area will affect a below ground area only and as such will not compromise the land use objective for the lands overhead. The majority of the proposed Charlemont Station and all above ground elements are located within the lands zoned Z5 with the objective “To provide for the creation and protection of enterprise and facilitate opportunities for employment creation”. The Station has been designed so that it is integrated with the proposed redevelopment of this site by a third party development, and as such, demonstrates that the proposed Project is consistent with the zoning objective. The MetroLink station design does not result in any segregation of the area, with no surface barriers or walls proposed.</p> <p>See below in relation to the submission that the Traffic Study for Charlemont is inadequate because it omitted the impact of airport users from south Dublin travelling to this location.</p>

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9	Letter - Point 6	2	<p>point 6 (continued) The Traffic Study for the local Charlemont area is wholly inadequate as it omitted the modelling of the impact of Airport users coming to the only Dublin South Metrolink station at Charlemont. The Traffic Study uses a strategic, generalised regional model that does not take local factors into account.</p> <p>extract from point 9) - The EIA did not properly assess the impact of additional local traffic volumes, rather they used a generalised regional model that does not take local factors into account. A key local factor at a Terminus station in Charlemont that runs to the Airport is the huge volume of anticipated airport users from Dublin South and greater Dublin/Leinster that will come to Charlemont via car or taxi with baggage for onward travel to the airport. Grand Parade and the residential area around Charlemont-Dartmouth cannot sustain the significant additional traffic volumes associated with this development</p>	<p>The MetroLink forms part of an integrated public transport network. The system is designed in an integrated manner so that people travelling from the area south of Dublin to access locations north of Charlemont, such as Dublin Airport, Mater, Swords etc. will utilise public transport to interchange with the MetroLink, or will walk or cycle to access their local station. The system is not designed to encourage people to drive to stations within the City and TII actively discourage people from doing so other than the Park & Ride station at Estuary. TII therefore do not agree with the observation that there will be a “huge volume of anticipated airport users from Dublin South and greater Dublin/Leinster that will come to Charlemont via car or taxi with luggage for onward destination to the airport” as this is not borne out by our transport analysis.</p> <p>The Transport Assessment for MetroLink includes for people travelling to/from Dublin Airport from all areas within the extents of the GDA area, therefore it is incorrect to say "The Traffic Study for the local Charlemont area is wholly inadequate as it omitted the modelling of the impact of Airport users coming to the only Dublin South Metrolink station at Charlemont”.</p> <p>The NTA's Eastern regional Model (ERM) incorporates a wide range of data sources, including demographic data, land use data, transportation network data, and travel survey data. The system is designed to model a variety of transportation modes, including private vehicles, public transit, walking, and cycling, and to simulate the interactions between these modes. The ERM model has been validated and calibrated using a range of localised data sources to ensure that the model can accurately represent the transport network, these include public transport and vehicle counts from the canal cordon counts. The outputs from the model have been combined with local survey data to undertake the more localised modelling, such as the pedestrian impact assessments, or the local traffic signals. This does not support the observations made “The Traffic Study uses a strategic, generalised regional model that does not take local factors into account.” or “The EIA did not properly assess the impact of additional local traffic volumes, rather they used a generalised regional model that does not take local factors into account.”</p> <p>Regards the observation there will be a "huge volume of anticipated airport users from Dublin South and greater Dublin/Leinster that will come to Charlemont via car or taxi with luggage for onward destination to the airport. Grand Parade and the residential area around Charlemont-Dartmouth cannot sustain the significant additional traffic volumes associated with this development", this is covered by response (12) below.</p>

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10			7. The noise and disturbance for our dwelling, that we will experience during construction, will be far in excess of that indicated in the Applicant's EIA. The level of noise, vibration and disturbance, combined with its duration, will render this house uninhabitable.	<p>TII do not agree that noise and disturbance will be far in excess of that set out by the MetroLink EIA, summarised below, or that your house will be rendered uninhabitable, noting that no profound effects from noise and vibration are predicted.</p> <p>Construction Airborne Noise and Vibration</p> <p>Potential impacts identified due to airborne noise and vibration are presented in EIA Chapter 13. Noise mitigation proposed for works at Charlemont Station are summarised in Section 13.6.1 of the EIA and include for boundary hoarding around the working area, including a 4m high hoarding at the southern, northern and western boundaries, increasing to 7m high on the eastern boundary. In addition, the above ground support works for below ground sprayed concrete tunnelling works will be enclosed within an acoustically clad steel framed building to control noise breakout to surrounding receptors. With consideration of the proposed noise mitigation measures, residual impacts during the construction of Charlemont Station have been set out in Table 13.90, where it is indicated that noise impacts at receptors at 11 Dartmouth Square West will be reduced to a Moderate magnitude.</p> <p>The Contractor will be required to set out site specific measures to manage and mitigate airborne noise in their Construction Environmental Management Plan (CEMP), an outline of which is included in EIA Appendix A5.1.</p> <p>Should an Enforceable Railway Order be granted, prior to the commencement of any construction works, a detailed noise assessment for each work site will be undertaken based on the most up to date information for each site. There is no published statutory Irish guidance relating to the maximum permissible noise level that may be generated during the Construction Phase of a project. Local authorities normally control construction activities by imposing limits on the hours of operation and consider noise limits at their discretion. Additionally, the contractor undertaking the construction of the works will be required to take specific noise abatement measures to the extent required to comply with the recommendations of BS 5228-1 (BSI 2014a).</p> <p>EIA Appendix A14.5, Groundborne Noise and Vibration and Blasting Modelling Results, 14.4 Section AZ4 Northwood to Charlemont presents the predicted vibration levels during TBM passage for various sensitive receptors and outlines the predicted VDV (Vibration Dose Value is a parameter that combines the magnitude of vibration and the time for which it occurs) for TBM Passage during the day and night. At 11 Dartmouth Square West these are predicted to be 0.233ms-1.75 (VDV day) and 0.196ms-1.75 (VDV night) respectively. Both of these values are lower than the VDV Threshold Levels of 1.0ms-1.75 (VDV day) and 0.5ms-1.75 (VDV night). Levels of vibration during mechanical excavation of Charlemont Station are predicted to be 0.003ms-1.75 and 0.003ms-1.75 for day and night-time respectively, which is lower than the VDV Threshold Levels of 0.8 ms-1.75 daytime and 0.4 ms-1.75 night-time, resulting in a not significant impact on the building and its occupants. The threshold levels have been set in relation to human response to vibration, and thresholds for building damage are much higher. As the predicted levels of vibration from TBM passage and mechanical excavation are below these thresholds, no impact is predicted for either the building or for residents of this address.</p> <p>The predicted level of groundborne noise during TBM passage is 47 dB LASmax at 11 Dartmouth Square West, which is above the 45 dB LASmax threshold, resulting in a significant impact on the occupants of this address for the relatively short 2-week duration of the TBM passage. Unfortunately there are no effective methods available to reduce groundborne noise from TBMs at source and therefore the principal mitigation measure is advance consultation and engagement to inform residents of the timing of the TBM passing to allow building occupants to prepare for the temporary elevated noise levels.</p> <p>Predictions of vibration during blasting at Charlemont Station have also been made. For 11 Dartmouth Square West with a predicted exceedance vibration level of 8.4mm/s PPV (Peak Particle Velocity) compared to the threshold level for this building of 8mm/s resulting in a potential significant impact. As a result, mitigation measures will be implemented to reduce the risk to buildings as outlined in EIA Chapter 14, Section 14.5.1.2, including measures to reduce the impact of blasting through the preparation of specific blast design at each location, minimisation of the maximum instantaneous charge weight or alternatives to blasting. With the implementation of appropriate mitigation to reduce vibration from blasting the residual impact is predicted to be reduced to not-significant.</p> <p>The predicted level of groundborne noise during the mechanical excavation of Charlemont Station is 40 dB LASmax, which meets the 40 dB LASmax threshold level.</p> <p>As outlined in Transport Infrastructure Ireland (TII) Airborne and Groundborne Noise Mitigation Policy (Appendix A14.6) there is a process in place whereby further mitigation measures can be implemented at individual properties should this be merited, such as noise insulation or temporary rehousing.</p>

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11		3	8. Locating part of the proposed Charlemont station box within the curtilage of our property, so close to the Victorian masonry walls of our Victorian-era Protected Structure, should not be regarded as being in accordance with the proper planning and development of what the Planning Authority has deemed to be an Architectural Conservation Area. Because of the breach of planning procedures noted in #3 above, it will not be possible to modify this location by conditioning an approval; the only way to resolve it would be to reject the proposed location of the Charlemont terminus.	<p>The proposed station is not located within the curtilage of said property although some substratum acquisition is proposed below your garden.</p> <p>The impact of construction of the station in proximity to your property has been assessed and takes into account the protected status of your building.</p> <p>The approach taken by TII for assessing the impact of construction generated ground movements reflects the industry standard three-phased ground movement impact assessment process that is undertaken on tunnelling and underground projects around the world, that includes Channel Tunnel Rail Link (CTRL), Dublin Port Tunnel, Crossrail and High Speed 2.</p> <p>EIAR Appendix A 5.17 Building Damage Report, covers the assessed impacts of construction generated ground movements and settlement and includes for the assessed impact on 11 Dartmouth Square West. EIAR Appendix 5.17 refers. The Phase 2 assessment of the ground movement impact to this building is "slight" (an explanation for which can be found in Table 4-4), please refer to building B-150 in table 5-2 of the appendix.</p> <p>As your property is a designated Protected Structure, it has been designated as “special”, and hence a further Stage 3 refined assessment, despite the impact only being assessed as ‘slight’ will be undertaken that will take account of final design and construction methodology details most likely utilising advanced numerical modelling techniques and further surveys of the building. The results of this refined assessment typically show that earlier assessments are conservative and overestimate the likely impact of construction generated ground movements.</p> <p>Monitoring instrumentation will also be installed in the area to monitor the performance of the works and potential environmental impacts, including those discussed above to ensure that acceptable limits are not breached. TII would also draw attention to the fact that private properties within 50m of the station excavation, or 30m of the tunnel are eligible to subscribe to the Property Owners Protection Scheme (POPs) which includes for pre and post-construction condition surveys and repair of damage, but noting that irrespective of subscription to the POPs, in the event of any damage occurring that is attributable to MetroLink works, this will be repaired at no cost to the property owner up to a value of €45,000. Further details on POPs can be found in Chapter 11 (Population and Land Use) section 11.6.1.</p> <p>Please refer to response (6) above that explains why TII consider there has been no breach of planning procedures.</p>

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12	Construction/ Operational Phase	3	9. The development would have an adverse impact upon traffic during the construction and operational phase; access has not been properly designed and there is poor integration with other modes of transport. Pedestrian movements in and around the station would be difficult. Grand Parade is an already heavily congested orbital route.	<p>MetroLink is designed to form part of an integrated public transport network with Charlemont selected as the preferred interchange location in order to maximise the potential interchange with the existing Luas Green Line. In overall terms, Charlemont Station will provide for improvements to the public transport network resulting in decreases in private car usage/trips, increases in public transport usages and will facilitate walking and cycling to the station, without significantly impacting on the operation of the road network in the area.</p> <p>Construction Phase:</p> <p>EIAR Appendix A9.5 Scheme Traffic Management Plan presents the analysis undertaken to assess the impact of the traffic management measures on the local road network surrounding the proposed Charlemont Station during the construction phase. At the local level the following parameters have been used to assess impacts on general traffic and on pedestrians:</p> <ul style="list-style-type: none">• Increase in walking distance/quality of service for pedestrians (through removal of footpath, reduction of quality of service, removal of a pedestrian crossing or relocation of crossing by more than 100m);• Increase in driver delays at junctions;• Changes in traffic flows on surrounding streets; and,• Additional distance travelled due to diversions. <p>The analysis undertaken at this location indicates that the increased volume of traffic on Grand Parade and Northbrook Road does not translate into any significant increase in driver delay. The largest increase in driver delay of 12 seconds is registered on the westbound approach on Grand Parade to the Ranelagh Road signalised junction.</p> <p>During the construction phase, pedestrians will experience a reduction in quality of pedestrian infrastructure and space. The construction site boundary will encroach upon footways in the local area, including the northern side of Dartmouth Road, and the southern side of Grand Parade. However, a temporary signalised crossing will be provided west of the Luas to maintain pedestrian access to and from the Stop. Whilst there are partial closures on Dartmouth Road and Grand Parade, pedestrian movements will be maintained on appropriately sized footways through the area.</p> <p>With particular regard to cycle safety, as part of the traffic assessment presented in EIAR Appendix A9.5 Scheme Traffic Management Plan, the impact on cycle safety has been considered. A two-stage screening assessment methodology has been adopted, ensuring that any reduction in quality of service for cyclists (by one level or more) has been captured, with remedial measures including the temporary installation of cycle ways where appropriate, to minimise the impact on cyclists. Where the existing level of service cannot be maintained in the vicinity of the construction sites, alternative routes will be designated to minimise the risk to vulnerable users. As such, the traffic management measures have been designed in line with the hierarchy of road users identified in the GDA Transport Strategy, giving highest preference to pedestrians and cyclists. Prior to implementation, all traffic management measures will be agreed with DCC, and where relevant, consultation with An Garda Síochána and other statutory stakeholders will be undertaken to ensure the safety of users.</p>

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			Response (12) continued.	<p>Operational Phase:</p> <p>A microsimulation VisWalk model has been developed for the immediate area surrounding Charlemont Station during the operational phase. The model covers the full extent of the publicly accessible station area, including the immediate vicinity of the station entrance at street level, the Luas stop and nearby junctions at Charlemont Bridge. In order to accommodate the forecast demand from the proposed Charlemont Station, a new staircase with 2.4m stair width is proposed at the south east corner of Charlemont Luas stop. An elevator will also be provided at this location. Both are sized for MetroLink to Luas, and Luas to MetroLink passenger numbers.</p> <p>In addition, it is proposed that the pedestrian crossing on R111 Grand Parade will be repositioned to the front of the building being developed by Hines. With this infrastructure in place, the model indicates that the R111 Grand Parade will have an acceptable level of service overall, with some reductions in service seen at the pedestrian crossing where pedestrians are required to wait for a green phase at the signals. Overall, it is considered that the model displays an acceptable level of network performance.</p> <p>The proposed pedestrian crossing on Grand Parade will have minimal impact on the traffic flow along Grand Parade and can be programmed to operate in sync with the existing signalised junction at Grand Parade /Charlemont Street to maintain the flow of traffic movements. When the Project is operational, car mode share will decrease, with a reduction of up to approximately 830 car tips to and from the zones surrounding Charlemont Station over the 12hr period in 2065. In overall terms, the Charlemont Station will provide for improvements to the public transport network resulting in decreases in private car usage/trips, increases in public transport usages and will facilitate walking and cycling to the station, without significantly impacting on the operation of the road network in the area.</p> <p>Furthermore, TII have deliberately designed the Station with minimum set down space (with the exception of a drop-off on Grand Parade for persons of restricted mobility only) or room for taxi ranks so that it does not encourage the Station to be used for a significant volume of car or taxi trips.</p>

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13	Adverse impact on Property Values	3	10. The development will have an adverse impact upon property values, particularly during the construction phase. For many houses in the area, and for our house in particular, there will be a long term and permanent adverse Impact upon property values from noise of the operating rail Infrastructure, vents, tannoy systems, escalators and large traffic volumes - vehicular and pedestrian - using the station 19 hours per day. The adverse Impact also extends to the loss of amenity for the wider community by changing a quiet, residential neighbourhood into a noisy, busy, congested major transport hub.	<p>TII do not agree that the development will have a long term and permanent negative affect. In fact there is strong evidence to suggest that property values will in fact increase in close proximity to public transport infrastructure and that local residents will greatly benefit from having a world class metro system providing access to the city centre, airport and north city at their door step.</p> <p>No significant impacts during the operational phase are predicted, including with regards to noise or amenity, as summarised below. While response (12) summarises the assessed traffic and pedestrian impacts, noting that MetroLink forms part of an integrated public transport network. The system is designed in an integrated manner so that people travelling from the area south of Dublin to access locations north of Charlemont, such as Dublin Airport, Mater, Swords etc. will utilise public transport to interchange with the MetroLink, or will walk or cycle to access their local station. The system is not designed to encourage people to drive to stations within the City and TII actively discourage people from doing so other than the Park & Ride station at Estuary. In overall terms Charlemont Station will provide for improvements to the public transport network resulting in decreases in private car usage/trips.</p> <p>Operational Noise and Vibration</p> <p>With regards to the noise of operating rail infrastructure, EIAR Chapters 13 and 14 present a comprehensive and detailed assessment of operational airborne and groundborne noise and vibration. No residual noise impacts are identified at this location during operation. The calculated rail noise levels across the proposed Project are not significant in terms of any widespread community disturbance and result in a not significant to slight impact when added to the prevailing noise environment.</p> <p>EIAR Chapter 13, sections 13.2.3.2 and 13.5.3.2.3 recognise that ventilation systems if not designed and mitigated effectively are potential noise sources. Section 13.6.2.3 outlines the detailed considerations that will be included in the design to ensure that the ventilation systems do not exceed limits as per BS 4142, including:</p> <ul style="list-style-type: none">• Reduction of induct flow rates;• Reduction of elements in the airflow;• In duct attenuators;• Orientation of grilles and louvres away from sensitive receptors;• Acoustic louvres; and• Anti-vibration mountings and couplings will be incorporated into the design to control vibration. <p>Measures to mitigate noise from the use of public address systems is also detailed in Chapter 13 (sections 13.5.3.2.4 and 13.6.2.4). Best practice design principles will be employed to minimise noise breakout at the surface from these systems via escalators, lift shafts and stairwells.</p> <p>Mechanical elements associated with escalators are housed below ground and are fully enclosed. The operation of escalators does not generate any notable noise sources during operation and will not be audible above the prevailing noise environment.</p> <p>With regards to stations entrances, these are transient areas for passengers entering and exiting the station. These activities are not the source of significant noise generation and form part of the existing soundscape in the existing prevailing environment. It is acknowledged footfall numbers will increase in the vicinity of the station entrance, however this activity does not translate to significant noise impacts.</p> <p>Finally, noise levels arising from the station during the operational phase will be required to adhere to limits to ensure that there are no significant effects. To provide further assurance, it will also be a requirement placed upon the MetroLink operator to act responsibly and considerately, and be a 'good neighbour' when operating the station.</p> <p>Loss of amenity during operation - Please refer to response (8) above.</p>

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14	Requested Amendments	4	<p>We request the following amendments:</p> <p>1. Omit from the Railway Order the Section from Tara Street Station to Charlemont Station and associated onward tunnel extension and intervention tunnel;</p> <p>2. Require the submission of a railway order for a section from Tara Street Station to St. Stephens Green which would effectively provide for a terminal hub station that can Integrate with the Luas Green Line, multiple bus routes, future DART underground and possible future Luas line out the Nil.</p> <p>3. In addition to the above, we wish to advise that the Application is in breach of agreed terms between TII and us. TII agreed a position prior to any planning application and in those circumstances, it is submitted that TII ought to amend the Application to comply with the terms of what was previously agreed.</p>	<p>The above responses to the observations made explain why TII do not consider it is correct or appropriate that the MetroLink alignment south of the proposed Tara Station should be omitted, and also demonstrates why the proposed Charlemont Station has been selected by TII as the preferred interchange with the Luas Green Line</p> <p>A scheme which terminates at Tara Street would not be consistent with the Transport Strategy for Greater Dublin Area (2022-2042). In addition any decision to terminate the scheme at Tara will significantly impact on the overall viability and benefits of scheme.</p> <p>TII note that there was an error in the temporary land take drawings submitted as part of the application. TII have written to the parties to confirm that it will be rectified and will provide the correct drawing at oral hearing.</p>