

An Bord Pleanála
Oral Hearing Agenda

ABP-314724-22
Mod 2

32 Dartmouth Road
Ranelagh
Dublin 6

26th March 2024

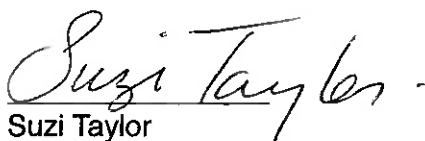
AZ4 Charlemont Station and Dartmouth Road/Sq

Inspector

I will not be presenting on Tuesday 26th March. I feel my issues have been covered in my Objections Submission, and by other presentation of impact of the proposed Metro and Terminus siting on Dartmouth Road and our property.

Thank you to you and the panel for the option of speaking at the Oral Hearing.

Kind Regards.


Suzi Taylor

Suzi Taylor 32 Dartmouth Road, Charlemont.

Good afternoon Inspector and everyone.

I appreciate the opportunity to speak today about my concerns on the proposed Metro Charlemont terminus development, and its impacts and possible future impacts on our property on Dartmouth Road. I grew up in 32 Dartmouth Road, it has been our family's home for 96 years, 4 generations, so as a family we have lived through many changes in the local community.

We first heard about plans for preferred Metro route on 20th February 2018, when a letter arrived saying there were initial plans for a Metro to go through the area of the property, demolish the house no 32, along with our neighbours' home at no 33 Dartmouth Road, the 2 properties being semi detached. A revised plan some time later spared these houses from demolition but instead intended to tunnel beneath the properties with a slight change of line direction.

Now 6 years later we attend this Oral Hearing and await the outcome and future of Dartmouth Road and local community. Meanwhile the neighbourhood has had increasing congestion and disruption, noise disturbance and general impact of the building development on the Carroll's site now developed by Hines. This, as we have heard throughout this Oral Hearing, allowing for an underground box area for future constructing a Metro terminus station should it be required. This office development project was delayed at times by the pandemic restrictions which we all experienced, of no fault of their own, but lengthening the impact on our road.

There was a huge change by the year 2000, when the area had become more of a community again for families rather than professional offices, empty at night and weekends. Many families have been able to rear their children here, which supports local businesses and schools. Now opportunities of being able to work from home and really make use of these buildings to combine work and home life. Taking this in to account lets not diminish the neighbourhood's environment and drive families out again, while developing a Metro terminus for the good of greater Dublin.

This city has grown quickly in recent decades so it is important to match transport to the growing requirements of this city, and particularly areas in most need of public transport support. The development of a Metro system for Dublin will compliment the transport infrastructure.

As many of you will appreciate those 6 years of uncertainty have many implications for a property owner in any circumstance. When also maintaining a listed building, with all the restrictions and implications of that situation, it puts these individuals in a stressful and uncertain position in planning their lives. Adding to this a further run up to 10 years + of developing at the Proposed Metro and Terminus mean almost 20 years of uncertainty and upheaval for those of us with affected property. I am sure you and others involved will appreciate this. Thank you.