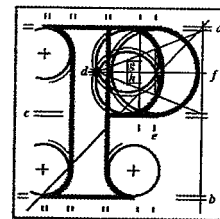


Our Case Number: ABP-314724-22

Planning Authority Reference Number:



**An
Bord
Pleanála**

Conor and Lorraine Power
5 Dartmouth Square
Dublin 6

Date: 18 January 2023

Re: Railway (Metrolink - Estuary to Charlemont via Dublin Airport) Order [2022]
Metrolink. Estuary through Swords, Dublin Airport, Ballymun, Glasnevin and City Centre to
Charlemont, Co. Dublin

Dear Sir / Madam,

An Bord Pleanála has received your recent submission (including your fee of €50) in relation to the above-mentioned proposed Railway Order and will take it into consideration in its determination of the matter.

The Board will revert to you in due course with regard to the matter.

Please be advised, there is no fee for an affected landowner, listed on the schedule, to make an observation on this case, therefore, a refund of €50 will be made to the credit/debit card used to make the online observation.

Please be advised that copies of all submissions/observations received in relation to the application will be made available for public inspection at the offices of the relevant County Council(s) and at the offices of An Bord Pleanála when they have been processed by the Board.

More detailed information in relation to strategic infrastructure development can be viewed on the Board's website: www.pleanala.ie.

If you have any queries in the meantime, please contact the undersigned. Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Niamh Thornton
Executive Officer
Direct Line: 01-8737247

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Conor Power & Loraine Power
5 Dartmouth Square
Dublin 6

16 January 2023

An Bord Pleanála
64 Marlborough Street
Dublin 1.

Re: *Railway (Metrolink–Estuary to Charlemont via Dublin Airport) Order 2022*
Case Reference Number **NA29N.314724**

Dear Sir/Madam,

We are Conor Power and Loraine Power and we live at 5 Dartmouth Square. We write with regard to the proposed development of a Terminus for the Metrolink project at Charlemont, Dublin 6, under the Railway Order 2022 (Metrolink – Estuary to Charlemont) Ref No NA29N.314724. We have paid the required fee of €50.

Firstly, we are in favour of the broad aim of the Metrolink project to connect Dublin's city centre to the 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. It is directly adjacent the proposed metro construction site, which is estimated to be in operation about us for nearly a decade. We live here with our four young children.

Key Submission Points

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. 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. No Study has been completed by NTA/TII as part of the entire Metrolink project on the optimal location for a City centre terminus, which strikes us as an incomprehensible omission of an obviously relevant and necessary study. It is difficult to see why there should be a metro stop on St Stephen's Green East, far away from Grafton Street, and also contradictorily why the LUAS interconnection cannot take place there if its location on the east is not otherwise a difficulty.
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 unnecessary duplication and significant investment that deprives other parts of Dublin that are in immediate need of rail infrastructure to support housing and urban development. Bringing the terminus to Charlemont rules out the development of the metro to parts of the South city

not covered by light rail. This is a very shortsighted development. Keeping the terminus at St. Stephens Green at least allows for the possibility of proper expansion.

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. A considered legal opinion has been prepared on this important issue and has been submitted to An Bord Pleanála as Appendix in the community submission and the contents thereof are adopted by us.
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 it had been fixed through the design of the overhead Hines Grand Parade commercial development. The implications 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.
5. **The Environmental Impact Assessment Report is inadequate** in relation 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 analysis missing.
6. **The development would result in noise and disturbance during the construction and operational phases and would result in a loss of amenities** for the area. 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.
7. The development would have **an adverse impact upon traffic** during the construction and operational phase, and it 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. 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 destination to the airport. Grand Parade and the residential area around Charlemont-Dartmouth can not sustain the significant additional traffic volumes associated with this development
8. The development **will have an obvious adverse impact upon our home and daily life** and will also diminish property values as our house will be practically unsalable during the very disruptive construction at the Charlemont site phase estimated to last nearly a decade. As an adjacent house, there will be a long term and permanent adverse impact upon our home from the noise of the operating rail infrastructure, vents, PA 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 changing our quiet residential neighbourhood into a noisy, busy, congested major transport hub. This residential

neighbourhood is a very unsuitable location for a metro terminus and for one of the main construction sites to be used for the whole Metrolink project.

9. In particular we are concerned about possible settlement and subsidence to our house caused during construction, a matter not properly addressed in the supporting documents. The large terminus construction site is directly beside our home as we have a real and legitimate concern about structural damage.
10. The substantial disruption that will be caused by noise and vibrations has not been properly or adequately assessed, and we refer in this regard to the Submission put in on behalf of us and our neighbours on Dartmouth Square West. The near decade long construction phase at the Charlemont site allows for significant works between 7 am – 7pm, with obvious significant disruption to our home life.

Requested amendment to An Bord Pleanála

We request the following amendments:

1. Omit from the Railway Order the section from Tara Street Station to Charlemont Station and associated onward tunnel extension and intervention tunnel
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 and future DART underground.

Yours sincerely,

Loraine Power
Conor Power