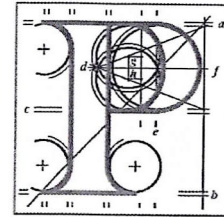


**Our Case Number:** ABP-314724-22

**Planning Authority Reference Number:**



**An  
Bord  
Pleanála**

Denis McLoughlin and Teresa Reid  
9 Dartmouth Square West  
Dublin 6  
D06 K230

**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 and oral hearing request (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.

The Board has absolute discretion to hold an oral hearing in respect of any application before it, in accordance with section 218 of the Planning and Development Act 2000, as amended. Accordingly, the Board will inform you on this matter in due course.

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](http://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.

Teil  
Glao Áitiúil  
Facs  
Láithreán Gréasáin  
Ríomhphost

Tel (01) 858 8100  
LoCall 1890 275 175  
Fax (01) 872 2684  
Website [www.pleanala.ie](http://www.pleanala.ie)  
Email [bord@pleanala.ie](mailto:bord@pleanala.ie)

64 Sráid Maoilbhríde 64 Marlborough Street  
Baile Átha Cliath 1 Dublin 1  
D01 V902 D01 V902

Yours faithfully,

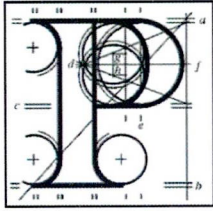


Niamh Thornton  
Executive Officer  
Direct Line: 01-8737247

**Teil**  
**Glaó Áitiúil**  
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D01 V902 D01 V902



An  
Bord  
Pleanála

## Observation on a Strategic Infrastructure Development Application

### Observer's details

#### 1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

(a) Observer's  
name

Denis McLoughlin & Teresa Reid

(b) Observer's  
postal address

9, Dartmouth Square West, D06 K230

### Agent's details

#### 2. Agent's details (if applicable)

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's postal  
address

Click or tap here to enter text.



## Postal address for letters

3. During the process to decide the application, we will post information and items to you or to your agent. For this **current application**, who should we write to? (Please tick ✓ one box only)

You (the observer) at the postal address in Part 1

☒

The agent at the postal address in Part 2

☐

## Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation.

- (a) **An Bord Pleanála case number for the current application (if available)**  
(for example: 300000)

Metrolink Railway Order Swords to Charlemont NA29N.314724

- (b) **Name or description of proposed development**

Application for a metro rail line from Swords to Charlemont.

- (c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

New Metro line running across Dublin with a terminus at Grand Canal / Dartmouth Road.



## Observation details

### 5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word** limit as the box expands to fit what you write.

You can also insert photographs or images in this box. (See part 6 – Supporting materials for more information).

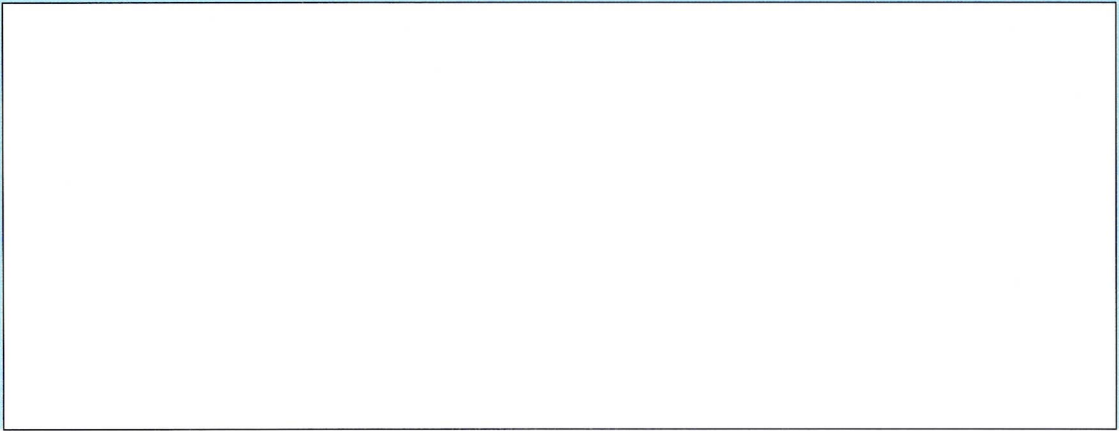
- This application is in breach of the terms of an agreement entered in between TII and us. TII entered into this agreement in advance of this planning application. In these circumstances, it is submitted that TII ought to amend the application to agree with the terms to which it has already signed up.
- The proposal includes 8.5 years of major & very deep construction work around 14m from the back wall of our home. As set out in the submission by McCabe Durney Barnes, the EIAR is wholly inadequate in addressing the very significant noise and vibration issues that the application accepts will occur over the extensive construction period.
- The building work undertaken in connection with the development at 2 Grand Parade has resulted in vibrations that have damaged our property. This work was further removed, at shallower depths and took place over a shorter period than the proposed work on a metro station. The inadequate proposals in this application would see our property further exposed to damage.
- The submission accepts that the value of our property 'may' be impacted by the very significant 'noise, vibration, traffic or air pollution'. There is absolutely no doubt that the scale of construction activity, the noise and vibration, the closeness to our home and the

## 5. Grounds

loss of part of our property (the lane) will have a very material impact on the value of our home.

- The protection of our home was the reason we entered into a legal agreement with TII which, as noted above, this application breaches. Charlement is a very poor location for the terminus of this line:
  - It is a poor connection to the LUAS with a long walk of up to 400m to get from the LUAS to the Metro.
  - One side of the site is bounded by Grand Parade which is a busy, congested traffic route with no parking. The other side is Dartmouth Road, a residential road unsuited to heavy traffic flows through night and day.
  - It creates a bias towards cannibalising the LUAS line in any future southern extension of the Metro instead of using this as an opportunity to provide other areas of the southside with access to transport infrastructure.
- A terminus in a more central location would provide a better solution:
  - A terminus at St Stephen's Green would save a very substantial spend (probably c. €700m)
  - It would provide a better connectivity to the LUAS
  - It would provide better connectivity to other public transport solutions such as Dublin Bus

## 5. Grounds

A large, empty rectangular box with a thin black border, intended for a drawing or detailed notes related to the 'Grounds' section.



## Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

You can insert photographs and similar items in your observation details: grounds (part 5 of this form).

If your supporting materials are physical objects, you must send them together with your observation by post or deliver it in person to our office. You cannot use the online uploader facility.

## Fee

7. You **must** make sure that the correct fee is included with your observation.

### **Observers (except prescribed bodies)**

- strategic infrastructure observation is €50.
- there is no fee for an oral hearing request



## Oral hearing request

8. If you wish to [request the Board to hold an oral hearing](#), please tick the “Yes, I wish to request an oral hearing” box below.

You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

☐

No, I do not wish to request an oral hearing

☐

## Final steps before you send us your observations

9. If you are sending us your observation using **the online uploader facility**, remember to save this document as a Microsoft word or PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

This also applies to prescribed bodies sending an observation by email.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.

---

**For Office Use Only**

<b>FEM – Received</b>		<b>SIDS – Processed</b>	
Initials		Initials	
Date		Date	

**Notes**