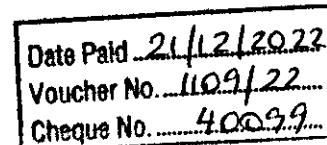


An
Bord
Pleanála

Juliana and Joe Boland and family
Nevinstown Lodge
Nevinstown
Swords
Co. Dublin
K67 K6H6



Date: 21 DEC 2022

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 cheque refund of €50 is enclosed.

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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Dublin 1
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Juliana and Joe Boland & Family , Nevinstown, Swords, Co Dublin

AN BORD PLEANÁLA	
LDG-	<u>054522-22</u>
ABP-	
25 NOV 2022	
Fee: € <u>50</u>	Type: <u>cash</u>
Time: <u>15.18</u>	By: <u>[Signature]</u>

Juliana Moran Boland
Nevinstown Lodge
Nevinstown
Swords
Co Dublin
Ireland
K67 K6H6

Mob 00353 87 2478392
julianamoran@yahoo.ie

23rd November 2022

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

RE: Case Ref. NA29N.314724
Railway (Metrolink - Estuary to Charlemont Via Dublin Airport) Order (2022)

Observations/Arguments re potential Compulsory Purchase Order of Properties on the
proposed Metrolink route in Swords area submitted by: Juliana and Joe Boland and family

Nevinstown Lodge
Nevinstown
Swords
Co Dublin
K67 K6H6

Joe Boland Motor Salvage
Nevinstown
Pinock Hill
Swords
Co Dublin
K67 P788

Map references:

Plan Drawing No. ML-RO301 V-W

House Adjoining Business premises of Joe Boland Motor Salvage owned by Boland Family :
proposed to be demolished – Advised by TII that CPO will be necessary due to direct alignment

Joe Boland Motor Salvage: Over half of the property at K67 P788 will be taken over by Metrolink
– Advised by TII that CPO will be necessary re open cut section of alignment.

Family Home: at K67 K6H6: proposed to be demolished – Advised by TII that CPO will be
necessary due to alignment.

Juliana and Joe Boland & Family , Nevinstown, Swords, Co Dublin

Further Ref Details of Properties owned by Boland family to which CPO is applicable are referenced on submission by TII as Area 301 Land Tag number:

ML 1 U-A11	family home K67 K6H6
ML 1 V-A2	family home K67 K6H6
ML 1V-A5	family home K67 K6H6
ML 1V-A6	family home K67 K6H6
ML 1V-A7	family home K67 K6H6

ML 1V-A16	Cottage owned by Boland family
ML 1V-A18	Cottage owned by Boland family

ML 1V-A19	Joe Boland Motor Salvage business premises K67 P788
ML 1V-A20	Joe Boland Motor Salvage business premises K67 P788
ML 1W-A1	Joe Boland Motor Salvage business premises K67 P788

Dear Sirs

This is the second Railway Order which we as a business and family have been directly subjected to.

The original Metro north proposed routes published by the RPA in 2006 and further changes to proposed routes published in 2008 at which time the RPA applied for a railway order to An Bord Pleanala.

During this period we had various communications with the RPA as to potential CPO of part and or whole of both our family home and business premises which lie east and west respectively of the R132 between the Coachmans roundabout and what is now known as Boraimhe/Airside Junction, Swords, Co Dublin.

The Oral hearings took place in 2009 and 2010, which I (Juliana Boland) personally attended at the Gresham Hotel, Croke Park and finally in the offices of An Bord Pleanala. My concerns about the project led me to attend at least two thirds of the Oral Hearing, even on days which did not directly relate to our own properties.

The Oral Hearings were suspended in 2009 by An Bord Pleanala requiring further detailed submissions to be made by RPA re environmental impact statement and various engineering tests to be carried out as opposed to relying on previously published reports by others not related to nor contracted by the RPA to carry out such investigations.

In October 2011 a Railway Order was granted after revised submissions had to be made with regards to the end point of the route to cease at Estuary as opposed to further North on the R132 in the vicinity of Blakes Cross, with a completion date of 10 years, if memory recollects correctly. Only for the then Minister for Transport Leo Varadkar to announce a month later that the Metro North project was been indefinitely deferred.

Juliana and Joe Boland & Family , Nevinstown, Swords, Co Dublin

In 2015 the government of the day announced that the Metro North would now go ahead potentially opening in 2027, with an application for extension of the Railway Order having to be made.

2018 revised plans extending Metrolink from St Stephens Green to Charlemont were announced this section alone at an estimated then cost of €3 billion euro.

In 2021 with no works commencing and Eamon Ryan stating that it was never likely to be achievable by 2027, (on RTE 26/9/21) John Kilraine on RTE news 9/11/21 announced that the Metrolink would be postponed for ten years meaning the Order was now nullified as it would not commence never mind be completed within the time frame of the Order.

Finally in 2022 a new Railway Order application was submitted.

Throughout the above time period from 2006 to present money has been spent as if it were going out of fashion with regards to the Metro proposal. Even during the Covid Pandemic ground works were carried out in Swords in November 2020 when it was feasibly possible that the government and TII were aware that the existing Order would not be adhered to. This money may have been spent more wisely reopening disused existing railway lines and stations around the county and thereby servicing the county as a whole as opposed to simply Dublin benefitting yet again. The Kishoge, West Dublin train station built in 2009 approx cost in excess of €6 million is still not operational and required a refurbishment at an estimated cost in excess of €3 million. Does the wastage ever end ?

Also during the time period above a new more interesting proposal of a Metro West was announced by Leo Varadkar with I am sure similar work and costs been involved in the whole planning procedures only for the Railway Order application to be withdrawn in 2011 due to financial crash as reported in the media at the time.

As hopefully you can appreciate from the above our lives have been put on hold literally living in oblivion since 2008 a period of 14 years due to will it wont it go ahead. We have had brief periods where it has been 'shelved' when we started to plan again for our lives only for these to be dashed by talks of the Metro. Will we be here in another 10 years submitting another Observation for a new Metrolink Railway Order application ?

We are not only potentially losing our family home but also our family business.

Whilst we have had several meetings and communications with the Property Acquisition Dept of TII (Michael Horan) and previously Rory O'Connor of the RPA, these are simply general what may possibly happen conversations and nothing concrete.

We purchased our home with the intention of it been our only home and that we would grow old there with all the conveniences one needs right on our doorstep which is important as we get older and had become all too clear in the last 4 years as my 85 year old, dementia suffering, mum has been living with us.

Although we had from the beginning been reluctant to agree to moving we were always painfully aware that we may end up been subject to a CPO and with that in mind we have kept

Juliana and Joe Boland & Family , Nevinstown, Swords, Co Dublin

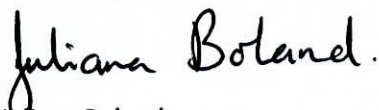
our eyes open for appropriate premises to relocate to. This was done by generally window shopping by viewing estate agent's premises, reading the Property sections and gaining contacts in the industry who are aware of the type of properties we would be interested in all the ways people normally seek out a property. Very few ticking all or at least most of the boxes, have come on the market in the 14 year period, bearing in mind location and similar property type. There have in fact only been three properties which we would have contemplated moving to.

In early 2022 one particular property was brought to our attention, so much so that with the impending new Railway Order to be submitted we contacted TII's Michael Horan to discuss the possibilities of coming to a settlement at that time for TII to purchase our properties. However as Michael noted during our meetings no financial recompence could be agreed and paid at that time, in fact this would not be possible until a Business Plan was agreed by the Government and an actual Railway Order obtained. Even then there is no guarantee of when this would actually happen. In the meantime we are expected to look for suitable properties only for them to be unavailable by the time any financial settlement is obtained. An unrealistic position to put anyone in.

Under CPO guidance a property is valued at Average Market Value. Any property or good has two values one which a purchaser is prepared to pay and one which a willing seller is prepared to accept, the AMV does not reflect this and is wholly unfair to property owners who are subjected to a CPO.

I thank you for giving us this opportunity to put our observations to the Bord and wish you well in your considerations.

Yours sincerely

A handwritten signature in black ink that reads "Juliana Boland". The script is cursive and fluid, with the first name and last name clearly distinguishable.

Juliana Boland

For and on Behalf of Juliana and Joe Boland and family