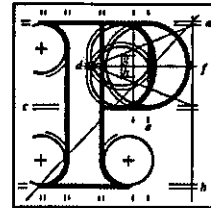


Our Case Number: ABP-314724-22



**An
Bord
Pleanála**

Louise Boughton and Glenn Sharpe
114 Ballymun Road
Dublin 9
D09 C433

Date: 05 December 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 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 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

Tell	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

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

Louise Boughton & Glenn Sharpe
The White House
114 Ballymun Road
Glasnevin
Dublin 9
D09C433
21.11.22

To An Bord Pleanála,
64 Malborough Street,
Dublin 1
D01V902.

Re: Metrolink Submission
Land Tag – ML4G-ULL
Area Number – 304

AN BORD PLEANÁLA	
LDG- _____	
ABP- _____	
24 NOV 2022	
Fee: € _____	Type: _____
Time: _____	By: <i>reg port</i>

Dear Sirs,

Myself and my husband reside with our two children at the above address. We note that as part of Metrolink's plans it is proposed that the tunnel runs under our property. We further note that per Metrolink's Book of Reference Third Schedule that Metrolink propose to acquire an area of our land substratum (see Appendix A.)

We have been provided with some technical information about this proposed acquisition. We have concerns in relation to the construction works in the first instance and if same go ahead the operation of the tunnel so close to our property in the second instance. We have set out below our concerns as they relate to our property.

We should mention at the outset that we are both members of the Hampstead Avenue Residents Association and we support and endorse the Hampstead Residents CLG Metrolink Submission already made to An Bord Pleanála. In addition we are part of GADRA and support and endorse the GADRA submission made to the Bord. Finally we support the submission that has been lodged by the Albert College Residents Association given the common overlap between that organisation's submission and our own in the context of preferring a station in Albert College Park as opposed to a shaft.

This submission is made in our capacity as owners of the above property and the direct impact that the tunnel will have on our property, our constitutional right to the enjoyment of our property and the ramifications of damage if any caused to our property by the proposed works.

Background

- We bought the property in 2019 and moved in in October 2019 – (see Lisney brochure advertising the property for sale at Appendix B.) The property had been on

the market for a considerable amount of time before it sold and we believe part of the reason for this is because the property is subject to a preservation order and this is a significant burden for any purchaser.

- We confirm the house is a protected structure and appears on the Register of Protected Structures at number 478.
- The house is also clearly designated a Protected Structure on the Dublin City Development Plan 2022 -2028 - located on the corner site where Hampstead Avenue meets Ballymun Road and is marked on that plan as *"taking precedence."*
- The preservation order is one that we take very seriously as owners. The house is considered *"a landmark house"* and has been described as being an *"architecturally important 20th – Century house"* (See Irish Times article Bernice Harrison 11.10.2018 – Appendix C.) The house is known not just within the local community of Glasnevin and Drumcondra but much further a field and that is due to its very significant art deco style and design. The architect who designed the house was Harold Greenwood who worked in the offices of the famous Edwin Lutyens. Mr. Greenwood designed another significant house – Wendon, just off Mobhi Road and sadly this beautiful example of art deco architecture has fallen into disrepair. This demonstrates to us that houses with preservation orders attached require owners who embrace such orders and strive to keep the historic fabric of the property intact for future generations. We would like to consider ourselves of possessing these traits.
- The house has 22 windows and all 22 required immediate refurbishment in keeping with good conservation practice and indeed this is the condition attached to the planning permission we received in relation to the refurbishment of the windows.
- The windows were in dire need of repair and refurbishment; they allowed ingress of water, were painted shut and could not be opened for ventilation purposes and were also energy inefficient with the house being BER exempt. These are all issues which we as new owners were obliged to address.
- We undertook the conservation and restoration of our windows with the help of a specialist expert in metal restoration (Lambstongue) and over a period of 18 months we endured the invasive process of window restoration – (See Appendix D for photographic record of what that process entailed.)
- We were supported in relation to the significant financial burden that this project cost with a percentage contribution in terms of funds and conservation expertise from the Built Heritage Investment Scheme overseen by Ms. Carl Raftery Head of the Conservation Section of Dublin City Council.

Concerns

- Metrolink's plans for a tunnel that runs directly under our property (See Appendix E) has the potential to damage not only our windows (which are single pane glazing) but the entire structure of the house.
- We were promised that Metrolink would make available to us a conservation architect (Summer 2020) to discuss our concerns. To date no architect conservation or otherwise has been in touch with us.
- We require assurances that a conservation architect will be made available to us if the proposed construction of the tunnel and the current preferred route transpires. This is imperative so that a photographic record and report of the property can be

made in relation to the current condition of the structure to include the restored windows *before* any works might commence.

- In the event that construction does go ahead and our property is damaged in any way we formally call upon Metrolink/TII to make good that damage in the form of suitable compensation. In this regard we formally request that our property is registered with the Property Owners' Protection Scheme.
- We have alluded to the additional submissions that we are supporting and in the context of the proposed location of the Tunnel Intervention Shaft we would have grave concerns given its close proximity to our house not only at construction stage but operationally also. If the shaft is constructed in its proposed current location we will be the closest property to the shaft. We feel that this shaft location is inconsistent with the Development Plan and the current zoning of our area. It seems incongruous to us that a protected structure would not be afforded the protection it surely deserves by the ill thought out construction of a ventilation shaft on its doorstep. We therefor call on the Bord to consider the prohibiting of a shaft at this location in favour of a station in the midway section of Albert College Park.

We would be grateful if you would acknowledge receipt of this submission. We understand that we are fee exempt in circumstances where our property is so proximate to the intended works. Please confirm our understanding is correct.

With Kind Regards.

Yours faithfully,


Louise Boughton and Glenn Sharpe

Appendix A

METROLINK - BOOK OF REFERENCE - THIRD SCHEDULE**Substratum land which may be acquired****Ref. No:**

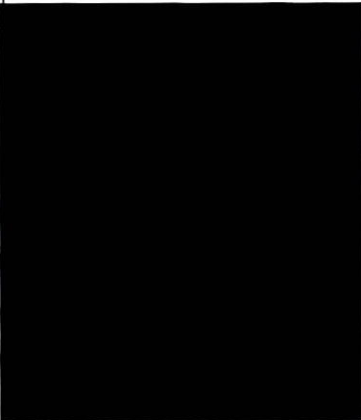
ML4G-U11

Longitudinal Section Plan No:

ML-LN O-O10

Plan No:

ML-P 304 G-H

Quantity, description and situation of Land	Owners or Reputed Owners and Occupiers or Reputed Occupiers
<p>Description Substratum of land</p> <p>Situation Under 114 Ballymun Road</p>	 <p>Glenn Sharpe 114 Ballymun Road Glasnevin Dublin 9</p>

Observations:**Referenced By:**

L&PS

Date:

August 2022

Ref. No:

ML4G-U11

Appendix B

BER EXEMPT



DUBLIN 9 | 114 Ballymun Road, Glasnevin

Lisney





01-853 6016

Lisney

114 Ballymun Road was built in 1932 and designed by London architect Harold Greenwood. This distinctive double fronted unique detached home stands out from all its neighbours and unusually it has survived unaltered in its original form for over 85 years. The house contains many of the original period features which are in very good condition. Despite its history; more importantly this is a fantastic art deco style family home with a first class address. The accommodation comprises hallway, 3 reception rooms, 4 bedrooms, 2 bathrooms and a kitchen. There is obvious potential to extend the existing accommodation subject to p.p. The gardens front and back offer great privacy from prying eyes and the house also has the added bonus of a detached garage to the rear with vehicular access on to Hampstead Avenue. The house is ideally situated close to Drumcondra Village where there are excellent neighbourhood shopping facilities and several bus routes to the City Centre are close at hand. There are a host of recreational and sporting facilities and several excellent schools. The area is well-served by bus routes and Drumcondra Train Station is nearby. Dublin Airport and the M1 and M50 motorways are easily accessed. The property is convenient to the East Point Business Park, the IFSC, Dublin city centre, Dublin City University and St Patrick's Training College.

Features Include

- Detached period house.
- Approx. 154 sq. m / 1,658 sq. ft.
- On over a quarter of an acre
- Detached garage to the rear with vehicular access on to Hampstead Avenue
- Oil fired central heating
- Wonderful gardens to the front and rear



Accommodation

FACADE: The centre of the façade containing the doorway is subtly set back a few centimetres from the main façade and extends up to a roof to form a gable in Tudor style a window with a simple arched head and a flowing hood moulding top the doorway which is surrounded by a generous and elegantly moulded shouldered and arched architrave in painted plaster.

HALLWAY: 2.72m x 3.66m (8'11" x 12') Beautiful feature doorway leading to spacious hall. Under stair storage. Alarm.

SITTING ROOM: 3.66m x 3.63m (12' x 11'11") Feature open fireplace with wood surround. 2 side windows. Corner sconces.

DINING ROOM: 3.66m x 3.63m (12' x 11'11") Feature open fireplace with tile surround. 2 side windows. Sconces. Serving hatch

KITCHEN: 3.66m x 3.63m (12' x 11'11") Extensive range of built in presses and counter tops. Sink unit and drainer. Built in oven and grill. Tiled floor. Half tiled walls. Hot press. Original room bells over door.

FAMILY ROOM: 3.22m x 2.8m (10'7" x 9'2") Located to the back of the house with feature brick built fireplace. Shelving

LOBBY AREA: 3.81m x 0.95m (12'6" x 3'1") Tiled floor. 2 pantry or storage presses. Door to the rear garden

BATHROOM: 1.55m x 2.42m (5'1" x 7'11") Bath. W.C. Wash hand basin. Tiled floor and part tiled walls.

BOILER ROOM

UPSTAIRS

LANDING AREA: 2.7m x 4.9m (8'10" x 16'1") Large bright landing with period window to the front.

BEDROOM 1: 3.66m x 3.64m (12' x 11'11") Feature open fireplace with tiled surround. Two windows to the side

BEDROOM 2: 3.66m x 3.64m (12' x 11'11") Built in wardrobes with mirrored sliding doors. 2 windows to the side

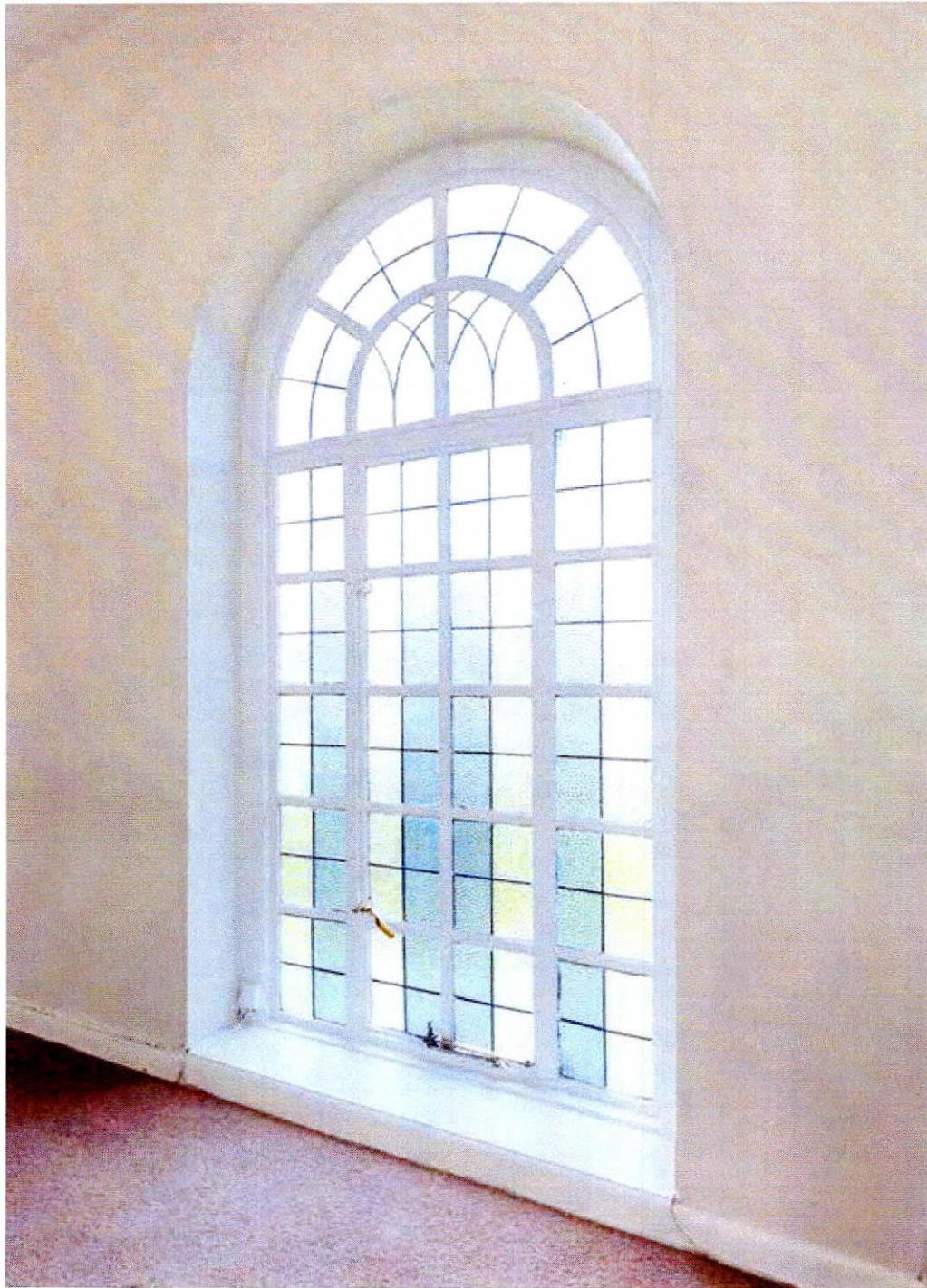
BEDROOM 3: 3.55m x 3.25m (11'8" x 10'8") Built in wardrobes

TOILET: 2.13m x 0.9m (7' x 2'11") W.C. Wood floor and part tiled walls

BATHROOM 2: 1.7m x 2.13m (5'7" x 7') Bath. Wash hand basin. Wood floor. Part tiled walls. Attic access

BEDROOM 4: 3.55m x 3.25m (11'8" x 10'8") Feature open fireplace with tile surround





Lisney

BER INFORMATION

BER: Exempt

EIRCODE

D08 AT82

OFFICES (SALES/LETTING)

171 Howth Road,
Dublin 3, D03 EF66.
Tel: 01 853 6016
Email: howthroad@lisney.com

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42.
Tel: 01 638 2700

11 Main Street, Dundrum,
Dublin 14, D14 Y2N6.
Tel: 01 296 3662

106 Lower George's Street,
Dun Laoghaire, Co. Dublin,
A96 CK70.
Tel: 01 280 6820

103 Upper Leeson Street,
Dublin 4, D04 TN84.
Tel: 01 662 4511

Terenure Cross,
Dublin 6W, D6W P589.
Tel: 01 492 4670

 @LisneyIreland

 LisneyIreland

 LisneyIreland

 lisney.com



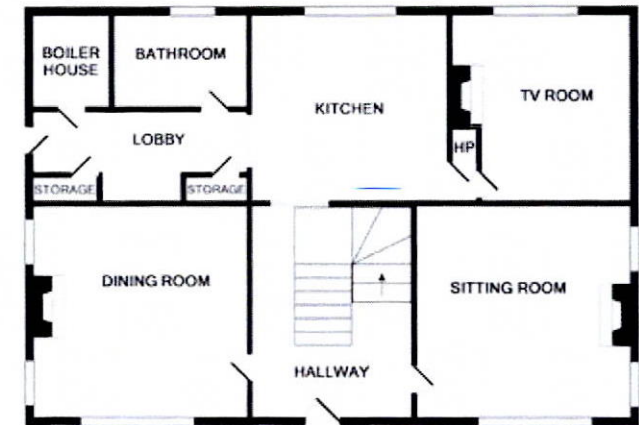
OUTSIDE:

The front garden is approached through a wrought iron gateway and a path that bifurcates around a circular flower bed. There is a hedge and also mature trees and shrubs. The rear garden has two sets of gates to the front and a separate side gated leading on to Hampstead Avenue. There are lawn areas and pathways, mature shrubs, trees and plants. The entire site extends to approx. just over a quarter of an acre. The detached garage has access on to Hampstead Avenue. (It is approx. 36ft x 10ft)

FLOOR PLANS

Not to scale - for identification purpose only.

GROUND FLOOR



FIRST FLOOR





Lisney

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848

Appendix C

Residential

Landmark gem in Glasnevin, two careful owners, for [REDACTED]

This striking 1930s house was built in the international modernist style by JM Linzell

Bernice Harrison

Thu Oct 11 2018 - 10:03



This article is over 4 years old

Address: 114 Ballymun Road, Glasnevin, Dublin 9

Price: [REDACTED]

Agent: Lisney

[View this property on MyHome.ie](#)

If only every architecturally important 20th-century house could have such careful owners as the two elderly sisters who lived from their youth at 114 Ballymun Road, a landmark house at the corner of Hampstead Avenue.

It was built by ambitious young developer GM Linzell, whose Hampstead Hill scheme off Ballymun Road was approved in 1932, and it was designed

by London architect Harold Greenwood, who worked in the office of Edwin Lutyens.

For Linzell's own use, Greenwood designed "Wendon", off Mobhi Road, now considered to be the first private house in Ireland built in the international modernist style. That important house has sadly fallen into disrepair – unlike the house now for sale, number 114 Ballymun Road, the most striking house in his Hampstead Hill and The Rise development.

✕ Expand

▶ Autoplay

1 of 5 < >



Rear garden at 114 Ballymun Road, Glasnevin, Dublin 9

Tiled fireplaces

The sisters kept the original tiled fireplaces, some light fittings, that striking green-tiled roof and – most importantly – the windows and the elaborate front door with its bronze-framed timber panel that opens for ventilation.

READ MORE



Downstairs bathroom at 114 Ballymun Road, Glasnevin, Dublin 9

They also kept the original white and green exterior colour scheme and the raised black brick steps at the entrance. When they came to update the kitchen in recent years they fitted it into the original space, leaving the original glossy green tiles that reach halfway up the walls. A new bathroom was installed downstairs – the bathroom upstairs was updated but the original bath and sink pedestal kept – and they rewired, put in central heating and an alarm.

The house was built on a quarter-acre site and the gardens front and back are mature and well cared-for

The layout is as original: downstairs there are two small reception rooms to the front, a large hall with a feature staircase and, to the rear, the kitchen, pantry several original built-in cupboards, a third reception room and that new bathroom. There is access to the rear garden through a side door.

ADVERTISEMENT

Dual aspect

Upstairs there are four double bedrooms – most have dual aspect, with windows looking up or down Ballymun Road, and, as was the style in the 1930s, a separate WC and bathroom.

The house was built on a quarter-acre site and the gardens front and back are mature and well cared-for. The private back garden is not overlooked and there is a detached garage opening onto Hampstead Avenue.

New owners could easily move in, redecorate and live comfortably in the house. They may want to do some work, such as improve the energy efficiency, and perhaps – as is most likely – extend out the rear where there is a good deal of space; that will involve planning permission. The house, happily, is a protected structure.

Lisney is handling the executor's sale, selling 114 Ballymun Road, seeking €795,000.



Bernice Harrison

Bernice Harrison is an Irish Times journalist

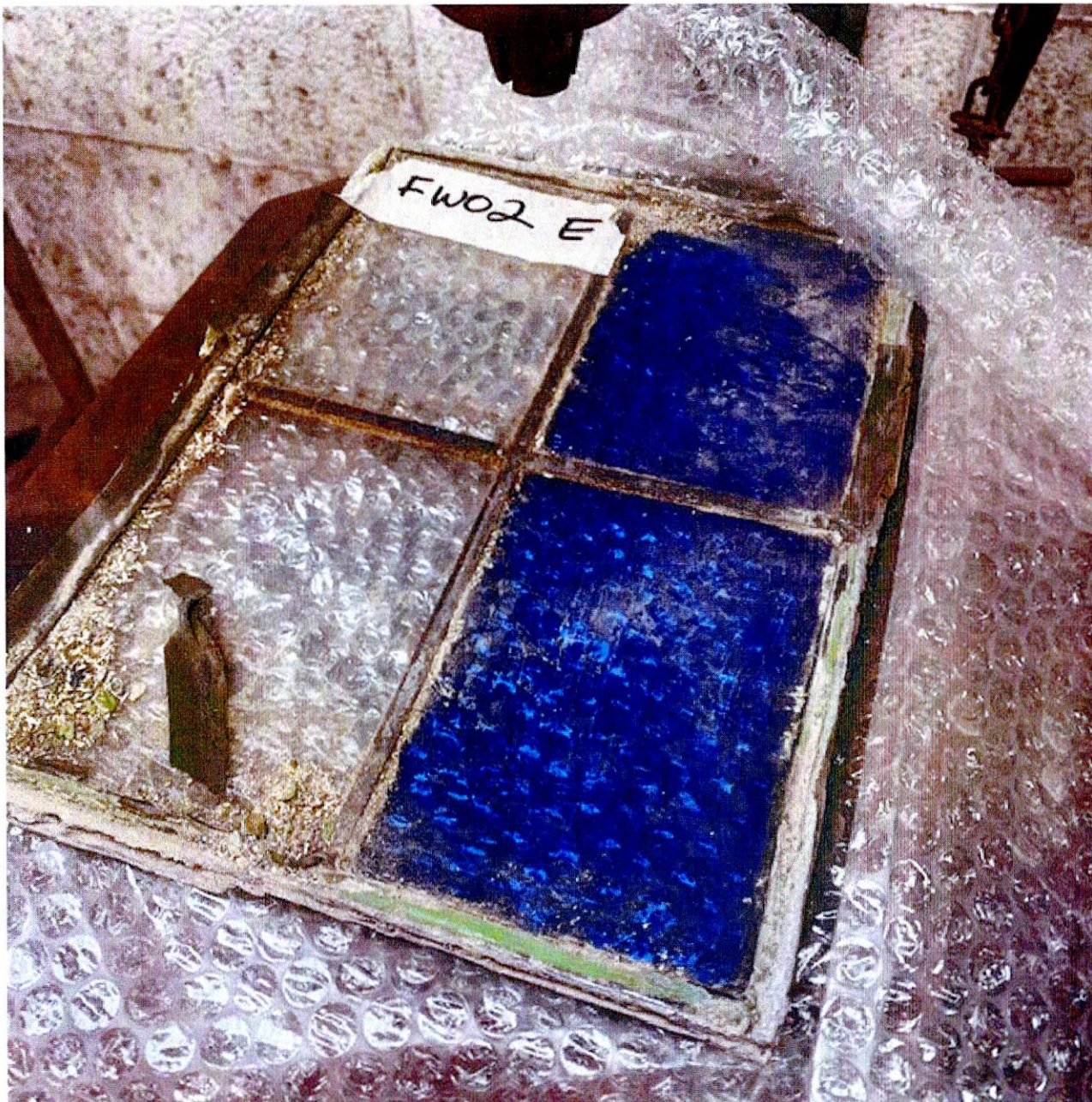


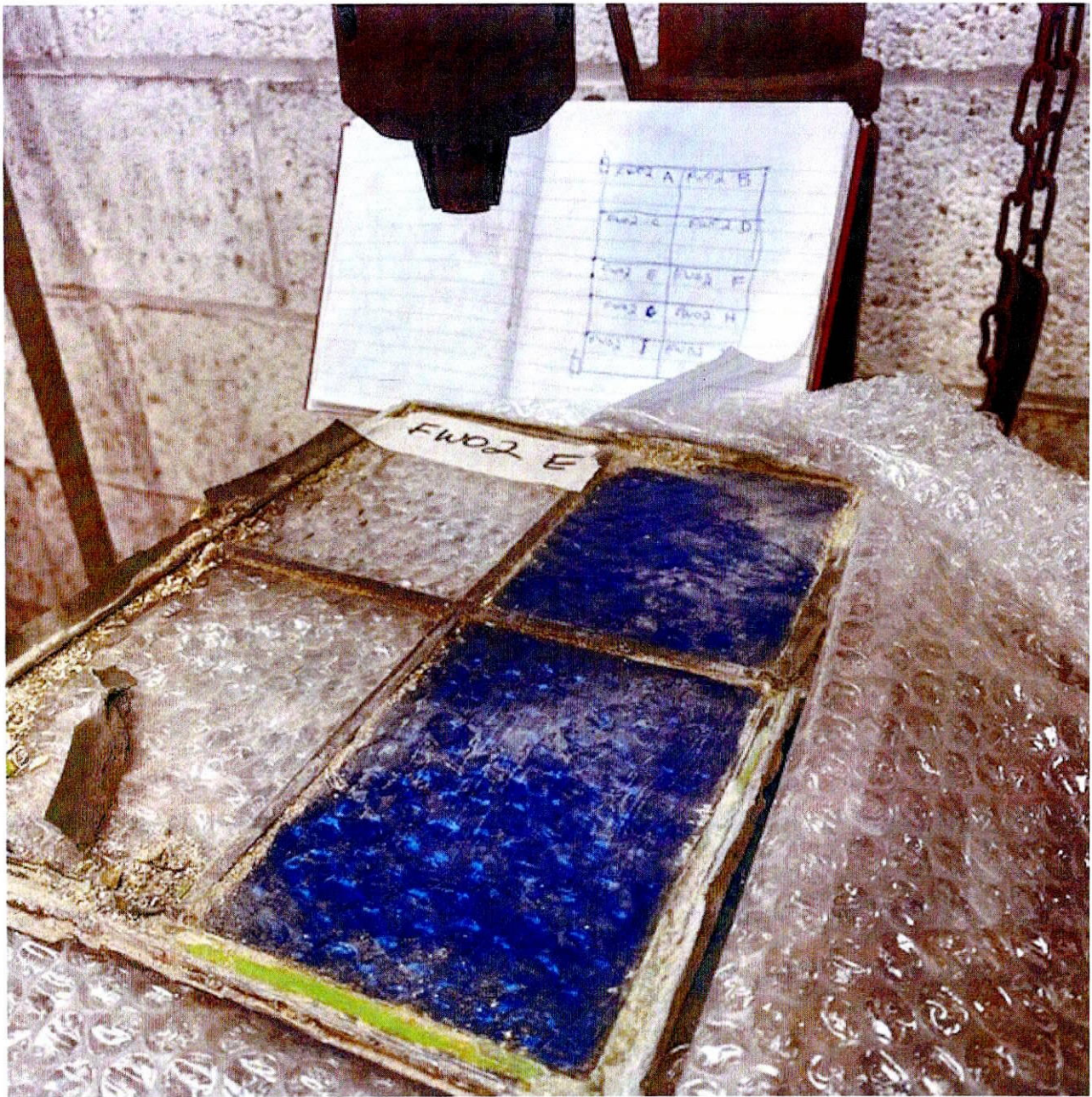
Appendix D



Louise Boughton

From: Alexander Downes <alexander@lambstongue.ie>
Sent: Saturday 2 October 2021 11:56
To: Raftery Carl
Cc: Louise Boughton; Estimating
Subject: (EXT) Photos Ballymun Road







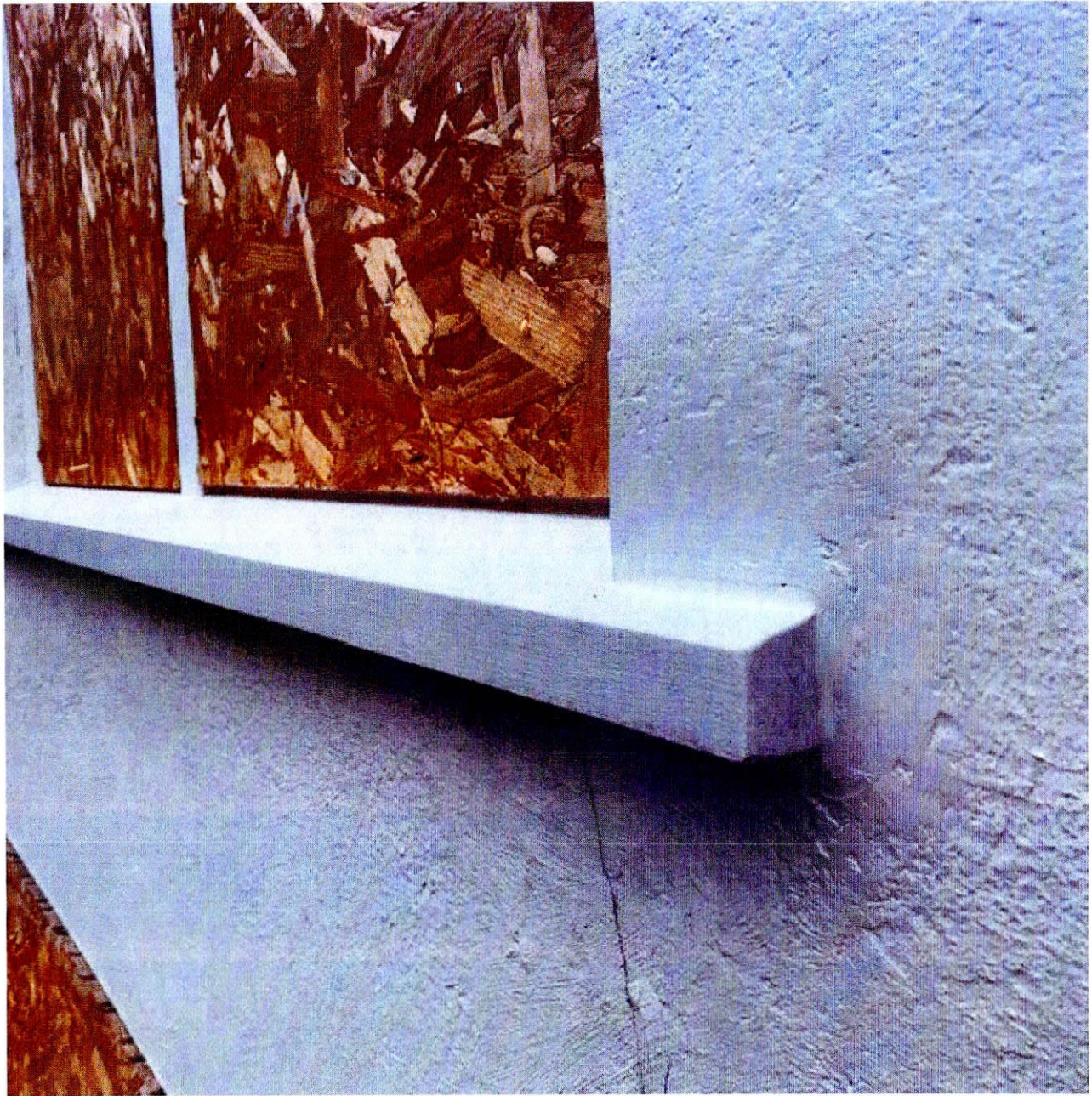










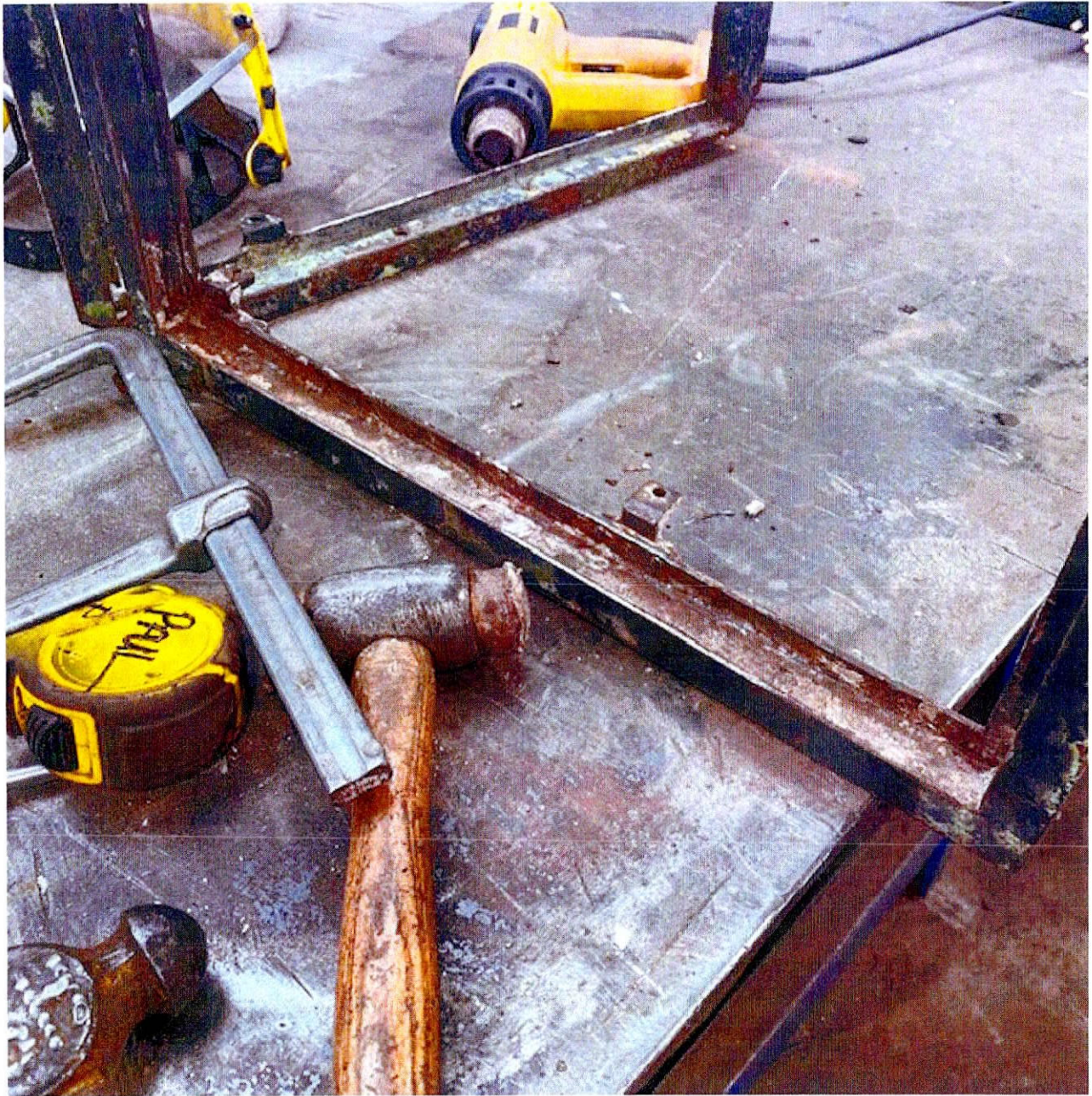


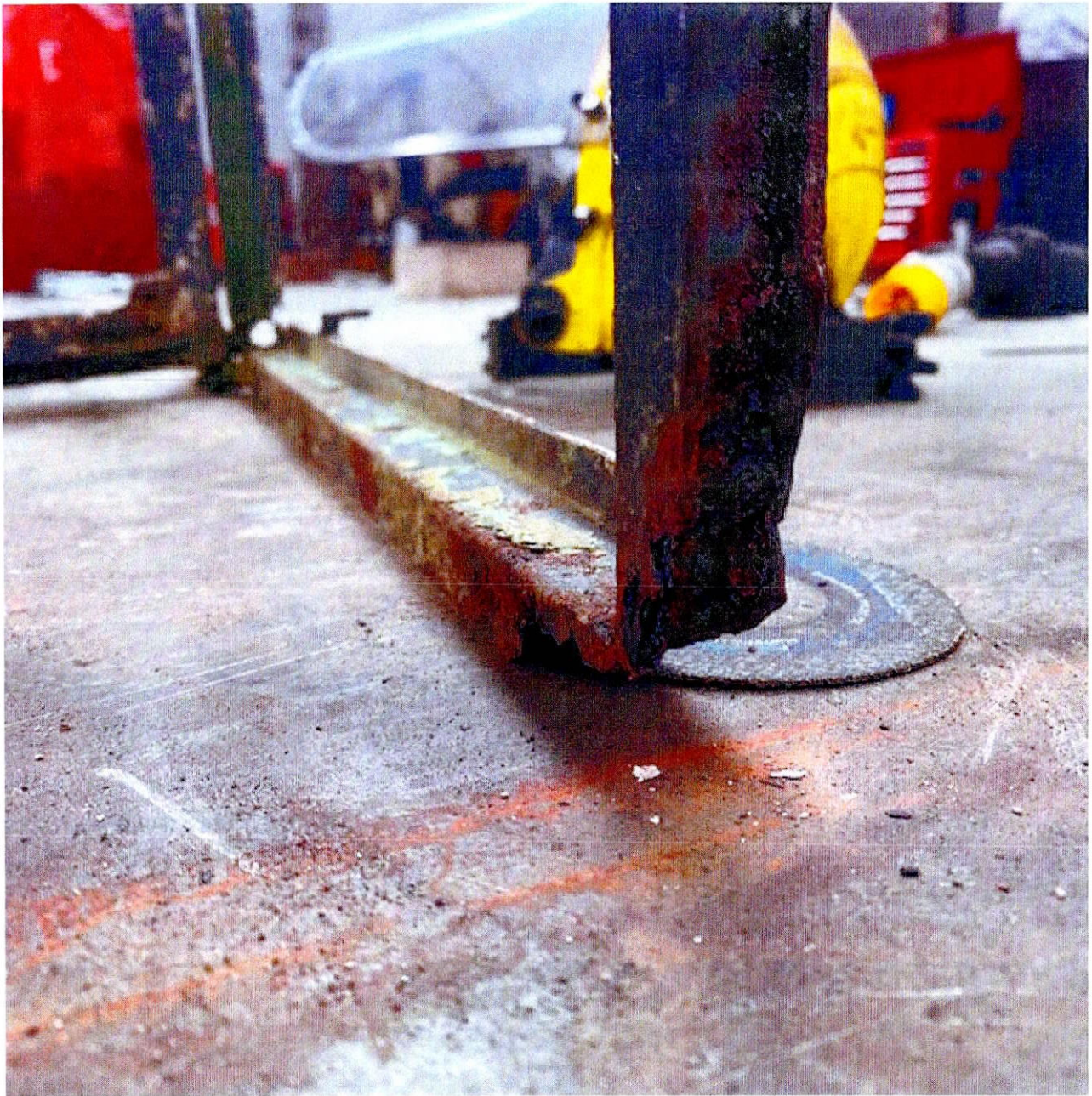




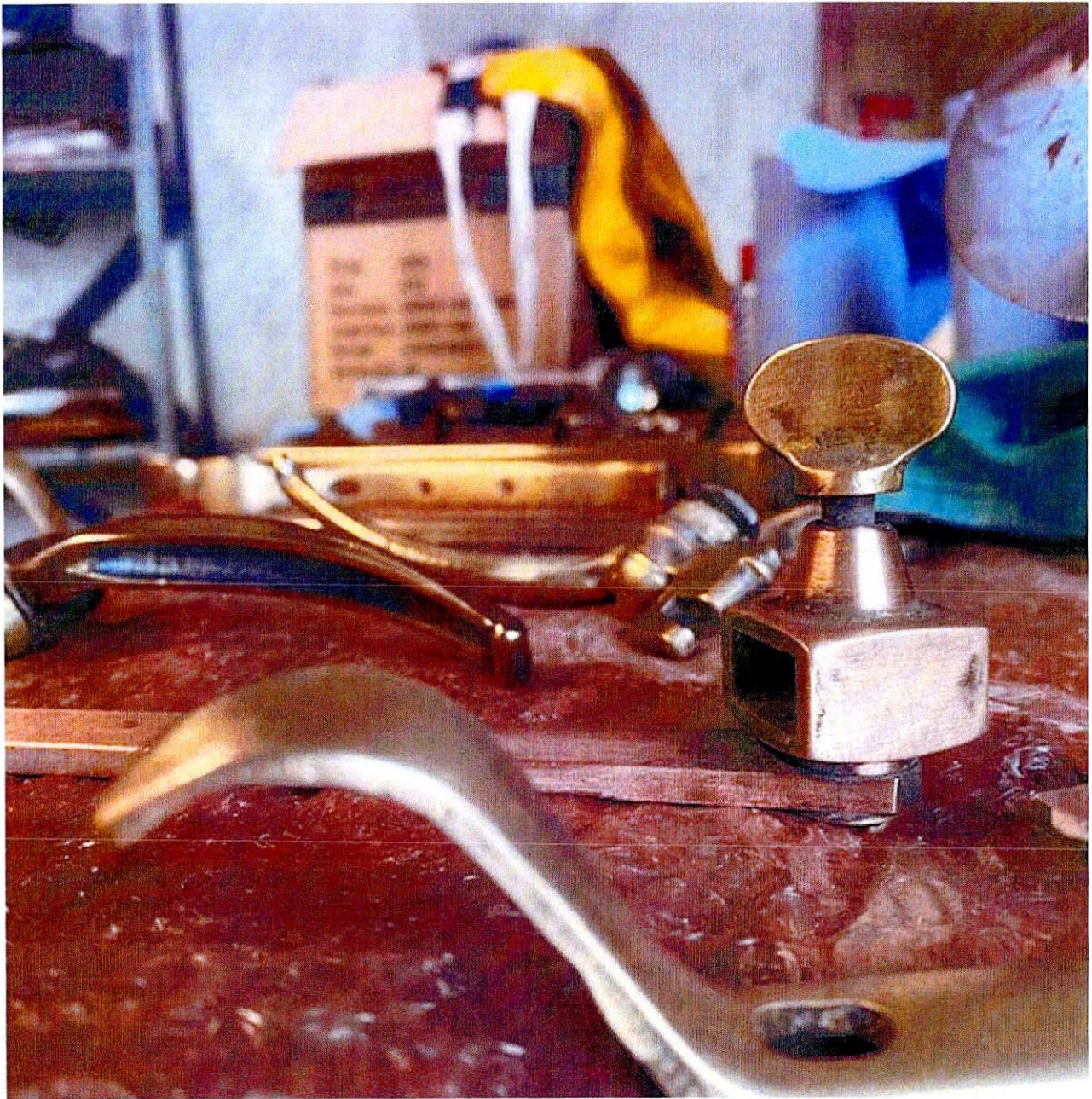






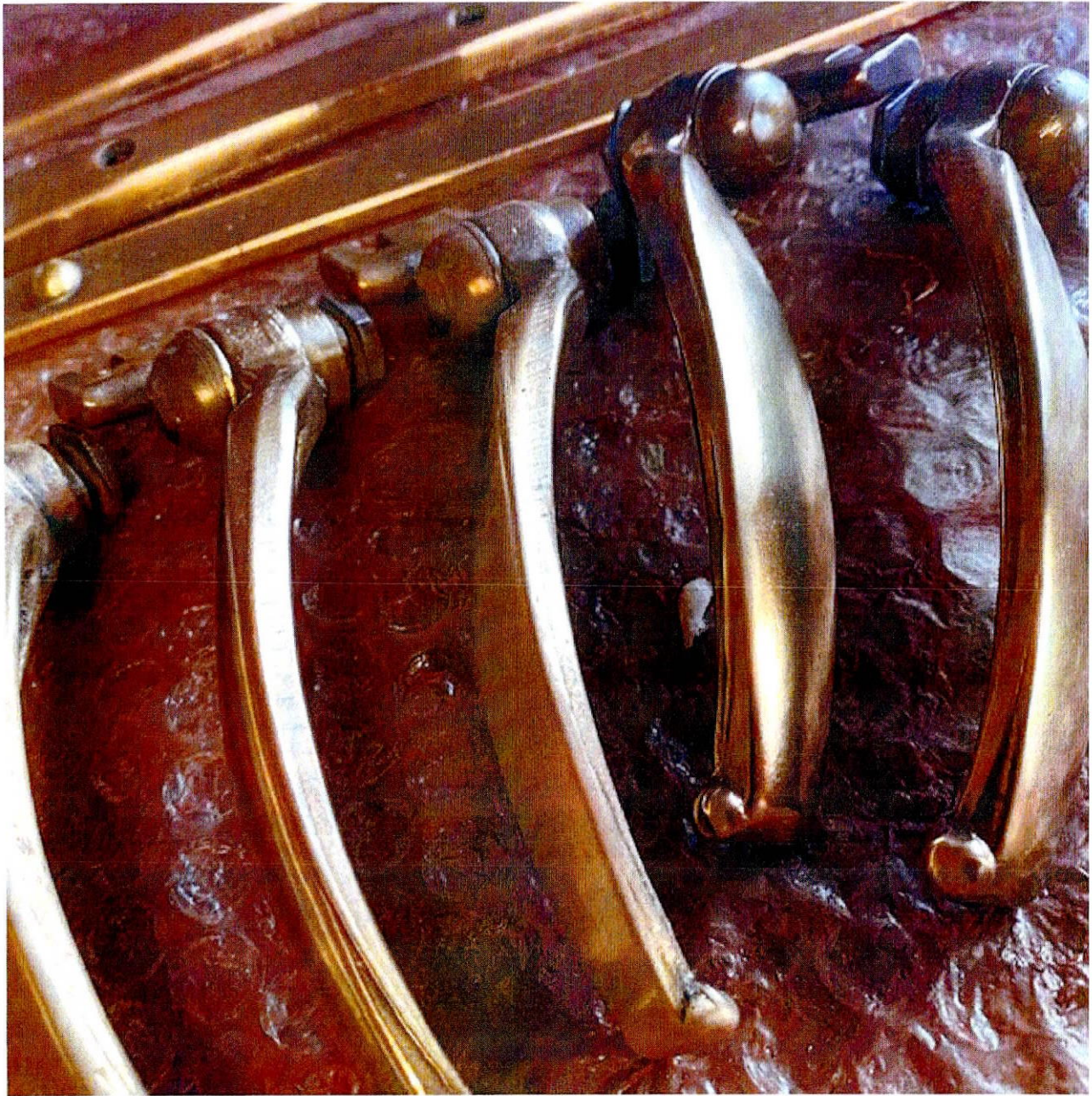






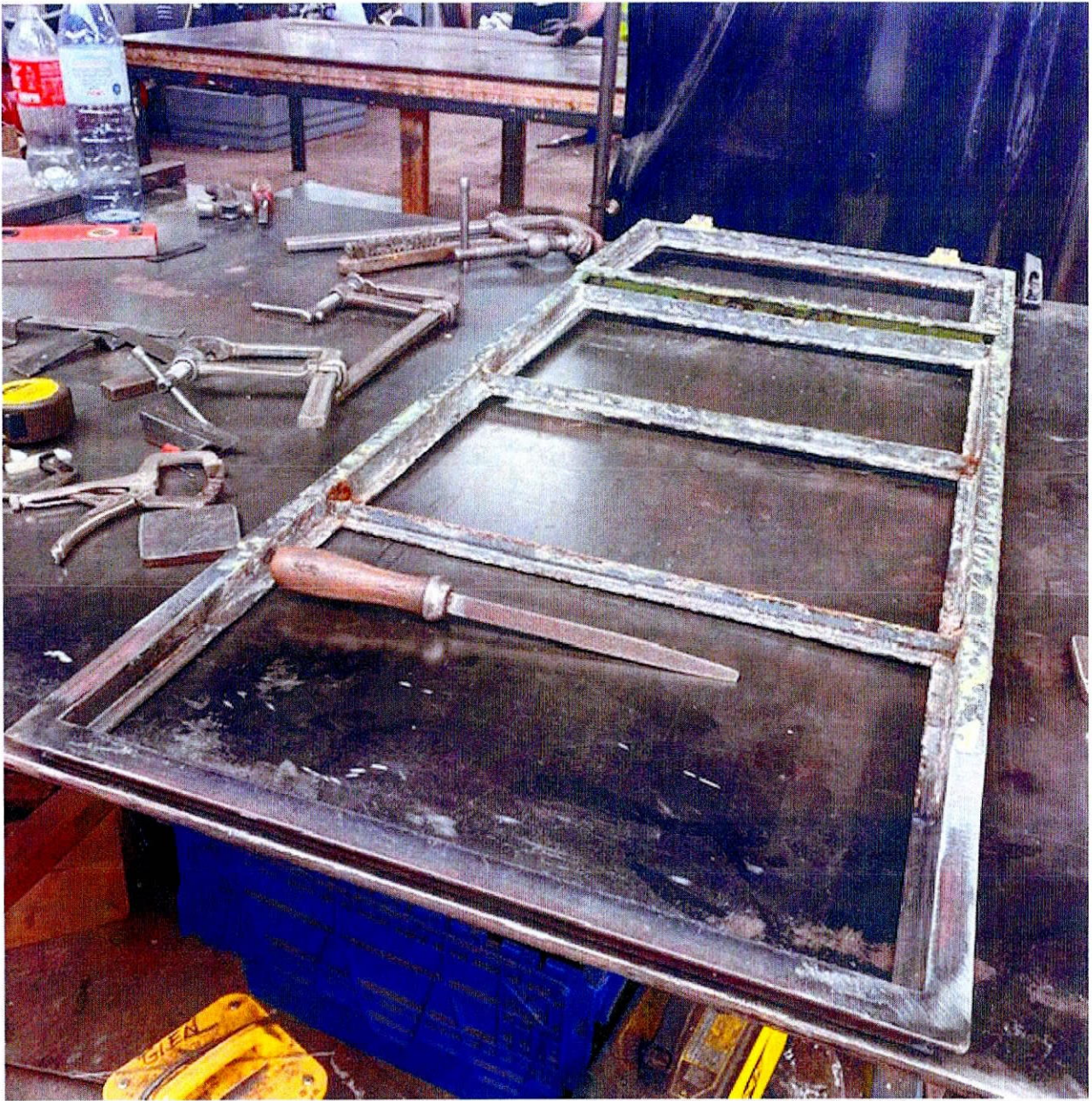






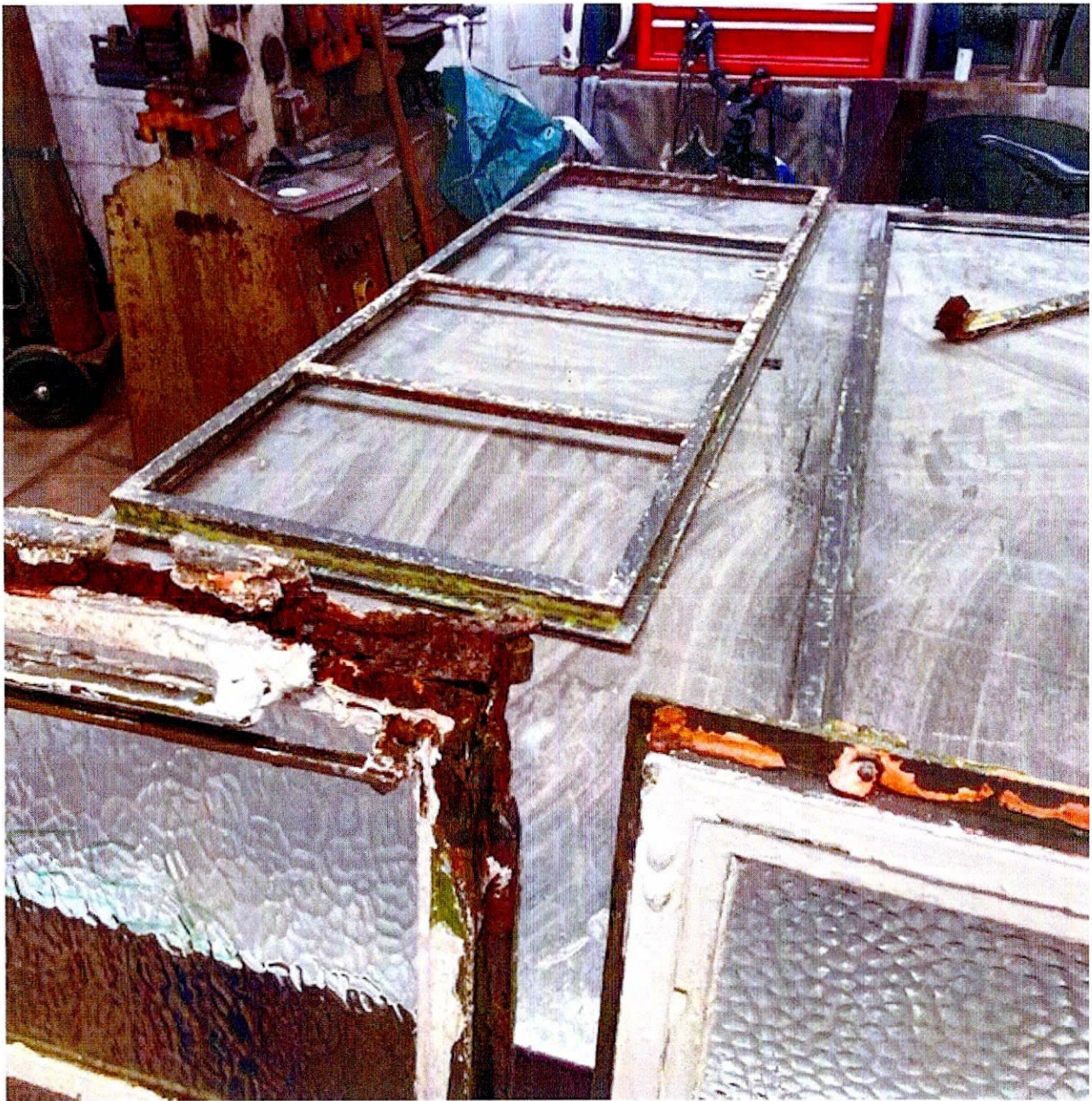












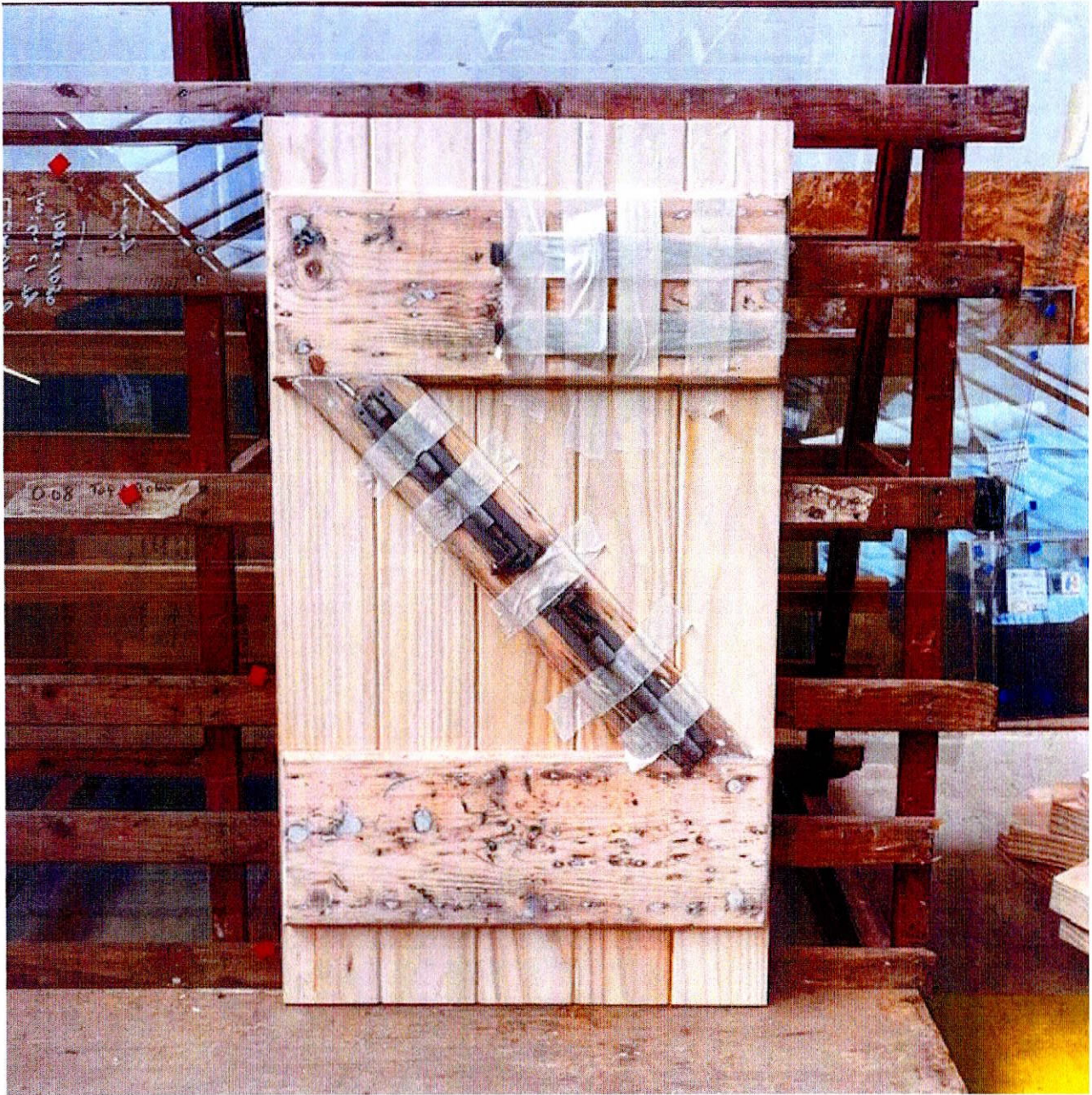


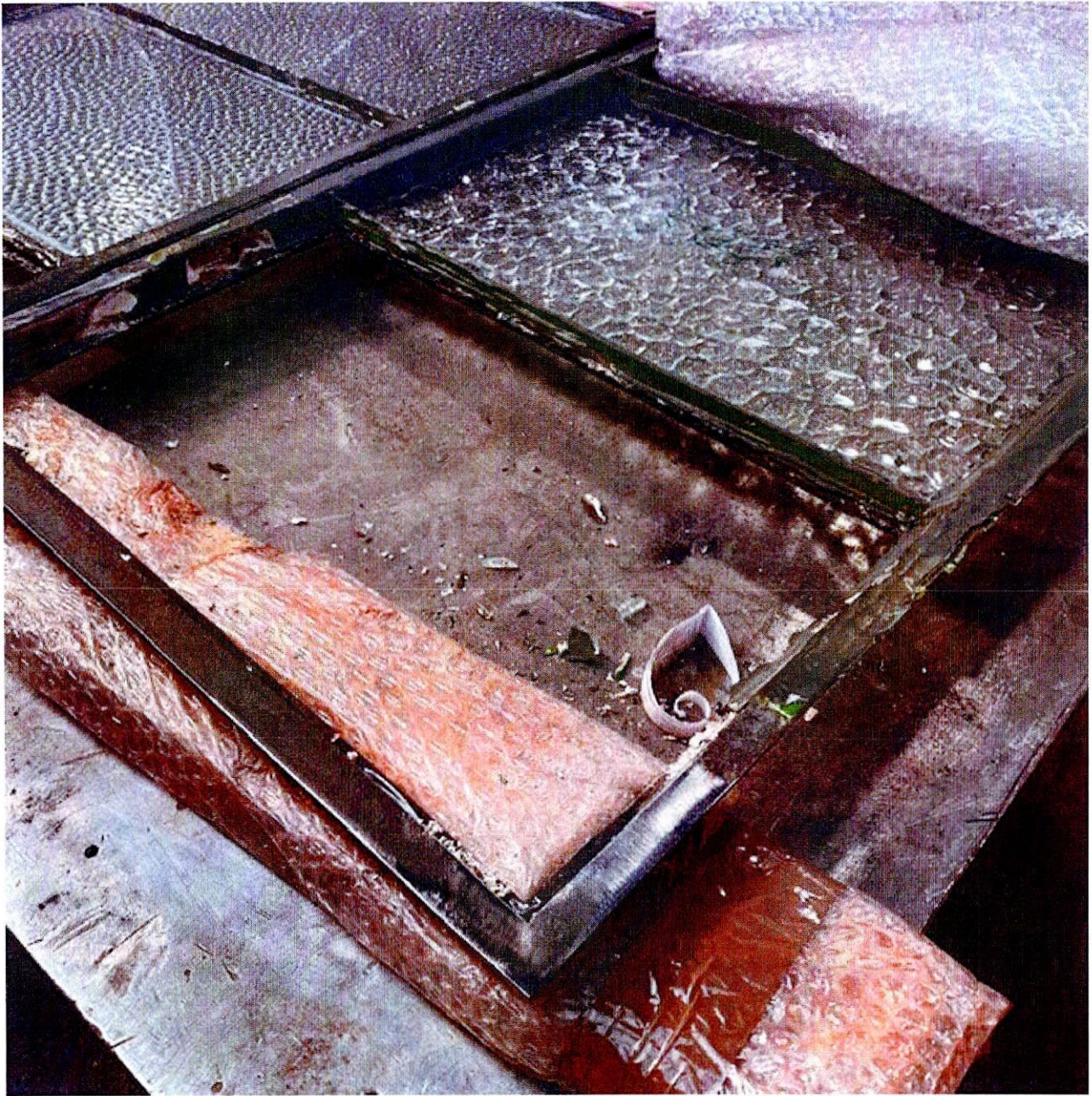










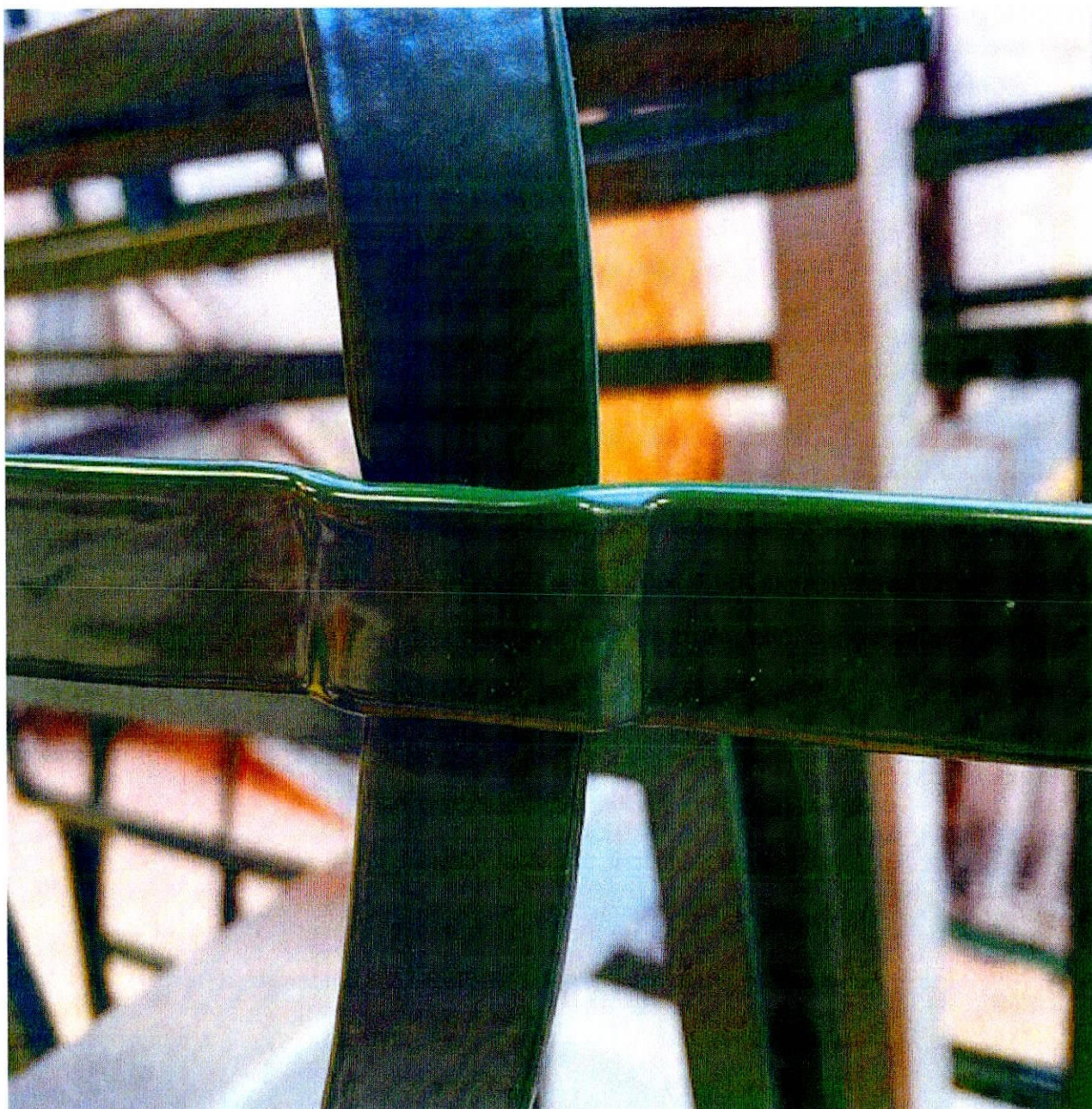








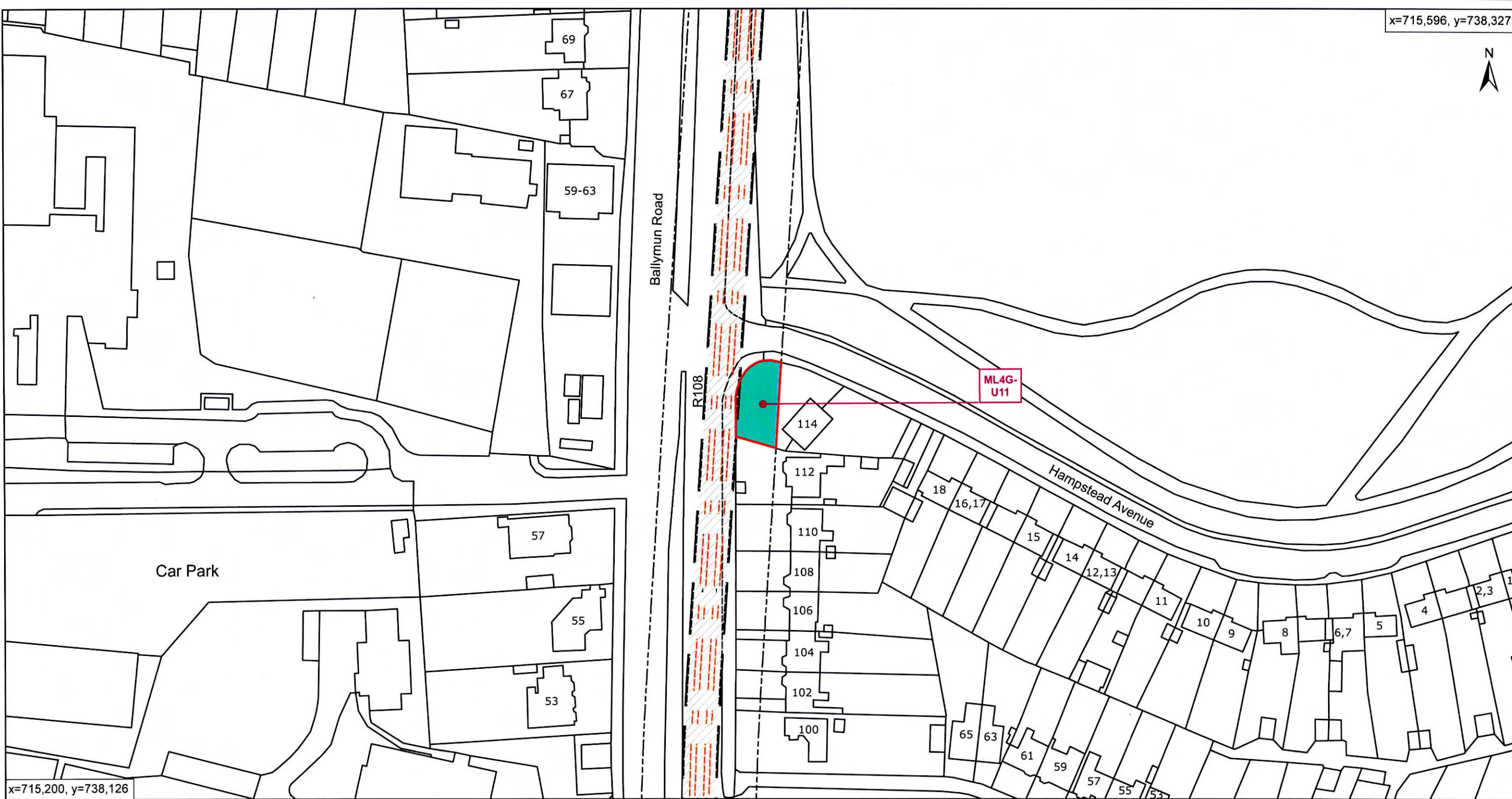




alexander downes
ma, pgrad dip abrc,
director
lambstongue ltd
historic window specialists
g7, chapelizod garden industrial estate,
chapelizod, dublin 20.
t. 00 353 (0) 1 662 9928
m. 00 353 (0) 86 828 5959
e. alexander@lambstongue.ie
w. www.lambstongue.ie



Appendix E



x=715,200, y=738,126

LOCATION PLAN
Map Scale: 1:1000

For railway order drawings associated with this, please see the following drawing(s):
ML1-JAI-BOR-ROUT_XX-DR-Y-01072
Plan Number: ML-P 304 G-H
Area: m2

Ground level to crown of tunnel (m) - 20.8
Ground level to track (m) - 27.5

© National Roads Authority (NRA) 1994-2022. This drawing is confidential and the copyright in it is owned by NRA. This drawing must not be either loaned, copied or otherwise reproduced in whole or in part or used for any purpose without the prior permission of NRA.
Transport Infrastructure Ireland (TII) is an operational name of the National Roads Authority.

© Bluesky International Ltd. © Ordnance Survey Ireland 2022/ OSi_NMA_273. All elevations are in metres and relate to OSi Geoid Model (OSGM02) Malin Head as defined by existing Project Control. All Co-ordinates are in Irish Transverse Mercator Grid (ITM) as defined by OSi active GPS station Tallaght College (TLLG).

DRAWING LEGEND

LAND TAKE REFERENCE NUMBER

EXTENT OF PROPOSED ACQUISITION OF LAND

LAND TAKE REFERENCE NUMBER

EXTENT OF PROPOSED ACQUISITION OF SUBSTRATUM LAND

WAYLEAVE REFERENCE NUMBER

EXTENT OF WAYLEAVE / RIGHT OF WAY TO BE ACQUIRED / EXTINGUISHED

TEMPORARY SITE REFERENCE NUMBER

EXTENT OF PROPOSED TEMPORARY SITE

POSITION OF METRO RAIL TRACKS

POSITION OF METRO RAIL TRACKS (UNDERGROUND)

EXTENT OF METRO TUNNEL

EXISTING BASEMENT REFERENCE NUMBER

EXISTING LIGHTWELL (MAY BE AFFECTED OR ACQUIRED)

EXISTING BUILDING FACADE

EDGE OF EXISTING PAVEMENT

EXISTING BASEMENT BENEATH - MAY BE AFFECTED OR ACQUIRED (EXACT EXTENT OF BASEMENTS TO BE CLARIFIED)

Map showing location of the project area in the context of surrounding roads and landmarks.

REVISION	DATE	MODIFICATION	STATUS	STATE
P01	10/08/2022		Draft	Published

TII

METROLINK

JACOBS IDOM

TITLE:

RAILWAY WORKS
METROLINK - PROPERTY DETAILS

DRAWING NUMBER:	ML1-JAI-BOR-ROUT_XX-DR-Y-02857			
DRAWN: TW	CHECKED: AS	APPROVED: PB		
SCALE: 1:1,000 @A3	REVIEWED: VM			
AREA NUMBER:	304	LAND TAG: ML4G-U11	SUBJECT: PROPERTY	