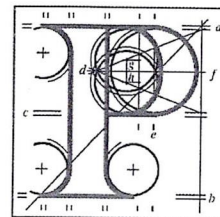


Our Case Number: ABP-314724-22

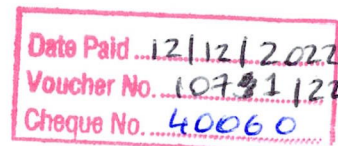
Planning Authority Reference Number:

Your Reference: M.E. Hanahoe Solicitors



An
Bord
Pleanála

Kevin J Hamell and Associates
D5 Swords Enterprise Park
Feltrim Road
Swords
Co. Dublin



Date: 12 DEC 2022

Re: Railway (Metrolink - Estuary to Charlemont via Dublin Airport) Order [2022]
Motrolink. 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,

PP EM

Niamh Thornton
Executive Officer
Direct Line: 01-8737247

RA05

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email
(01) 858 8100
1890 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

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

Kevin J. Hamell & Associates

Consulting Architects

D5 Swords Enterprise Park,
Feltrim Road, Swords, Co. Dublin.
Telephone: 01 - 8200200, 8970972
Fax: 01 - 8970973
Email: info@intdevser.com

AN BORD PLEANÁLA	
LDG-	059540-22
ABP-	
25 NOV 2022	
Fee: €	50
Type:	cash
Time:	16.30
By:	hand

VAT No. IE 1517672R

(10DalcassianCourt1)

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

24th November 2022

Re: Intended Application by the National Roads Authority (operating as Transport Infrastructure Ireland) for the Railway (Metrolink-Estuary to Charlemont via Dublin Airport) Order (2022).

Dear Sir / Madam,

I have been instructed by M.E. Hanahoe Solicitors of Sunlight Chambers, 21 Parliament Street, Dublin 2 to make a submission regarding the above on behalf of the Estate of John Quinn (Deceased) Apartment 10, Block A, Dalcassian Court, Dalcassian Downs, Finglas Road, Dublin 11. M.E. Hanahoe are Executors for the Estate of the said late John Quinn.

The attached Title Map shows the location of Apartment 10 Block A and its designated car parking space.

The proposed development will adversely affect the property in many ways.

- The Railway Order itself as a threat to the property.
- The proposed permanent land take.
- The proposed temporary land take.
- The construction works.

The Railway Order Itself as a Threat to the Property

The very fact that the property is affected by a Railway Order means that even by now Apartment 10 Block A will have greatly depreciated in value. Potential buyers will not want to buy an apartment with no carparking and no open space during the 10 year construction period. Even when construction is complete there will be very little parking and very little open space.

Apartment 10 currently has a designated car parking space in the area of the temporary land take. There is no certainty that this situation will still obtain when the construction works are completed and the temporary land take areas are returned to the apartment complex.

Residents of Blocks A & B will have lost virtually all their amenity space as well as all their parking spaces.

The Metrolink Non-Technical Summary 7.5.6.3.1 confirms that the Glasnevin Interchange Station is classed as Major Construction Works.

Construction will include the new Glasnevin Station, new railway platforms for the Western Commuter Line and the Southwestern Commuter Line and a vast common concourse. There will be major alignment works to the existing Iarnrod Eireann track.

There will also be extensive works to the Royal Canal involving closure of the canal and its walkways.

When completed Glasnevin Station will transform my client's environment from being a tranquil backwater to a bustling hub of activity. Many of the existing occupants of the apartments will choose to leave the area and thus destroy the feeling of community within the three blocks of apartments.

The Proposed Permanent Land Take.

I attach Map A showing the Dalcassian Court apartment complex outlined in red and the permanent Land Take Area coloured yellow.

The yellow area comprises circa 1,445 sq. metres and is made up of 23 car parking spaces and a very large amount of visually attractive planted open space amenity area. The enclosed Map B shows the apartment complex outlined in red and the extent of landscaping that will be lost forever.

The development of the Dalcassian Court apartments was granted planning permission on foot of drawings showing these 23 car parking spaces and the full extent of the existing open space amenity.

To reduce both car parking and open space by the extent shown on the proposed land take would render the planning permission null and void. The apartments would then become unmarketable and would not constitute legitimate collateral in terms of raising finance.

At the completion of the construction period the residual land between Block B and the permanent land take area could only provide safe parking for about 6 cars. This would leave a permanent deficit of 17 car parking spaces as well as the loss of grassed and planted open space.

Perhaps additional parking could be provided by Transport Infrastructure Ireland on the land at the rear of the Brian Boru Pub.

The Proposed Temporary Land Take.

The extent of the temporary land take is shown coloured blue on the attached Map A. It comprises circa 1,054 sq. metres which currently contains 9 car parking spaces and a large tract of landscaped open space running from east to west across the full width of the land south of Blocks A & B.

During the construction period neither Block A nor Block B would have any car parking spaces available to their residents. Blocks A & B combined comprise 12 Two Bedroom and 24 One Bedroom dwelling units. They are homes to circa 60 people.

There is no other part of the apartment complex that could accommodate additional parking spaces.

Transport Infrastructure Ireland haven't offered any alternative parking for the construction stage or post-construction.

The north boundary of the temporary land take area is shown to be 5 metres from the south wall of Block A and 2 metres from the south wall of Block B. This situation might be tolerable for a very short period of say 3 months but it would be absolutely unbearable for a period of 10 years.

The south walls of Blocks A & B have 24 living room and bedroom windows and 6 balconies which will virtually touch the hoarding of the temporary land take area.

This situation will have to be brought to the attention of the Health & Safety Authority. It simply cannot be permitted.

The Construction Works.

The development of the Glasnevin Station will be a major construction project and it will take circa 10 years to complete.

The Dalcassian apartments, as they adjoin the construction site, will suffer from heavy traffic, restricted vehicular access to their homes, loss of their tranquil open space amenity, loss of parking spaces, poor air quality and virtually non-stop demolition and construction noise and dust.

Paragraph 7.1.1 of the Metrolink Non-Technical Summary states that the normal working hours will be 07.00 to 19.00, with a 30 minute site preparation time either end. The site will therefore be in operation from 06.30 to 19.30, a total of 13 hours, every day except Saturday and Sunday. Saturday will have a working day of 7 hours, 06.30 to 13.30.

In addition to this Paragraph 7.5.6.3.1 states that works to the Iarnrod Eireann infrastructure at the Glasnevin Station will operate for 24 hours every day. Tunnelling works will also operate for 24 hours every day.

Residents of these apartments are going to undergo a dreadful ten years of severe disturbance.

Conclusion.

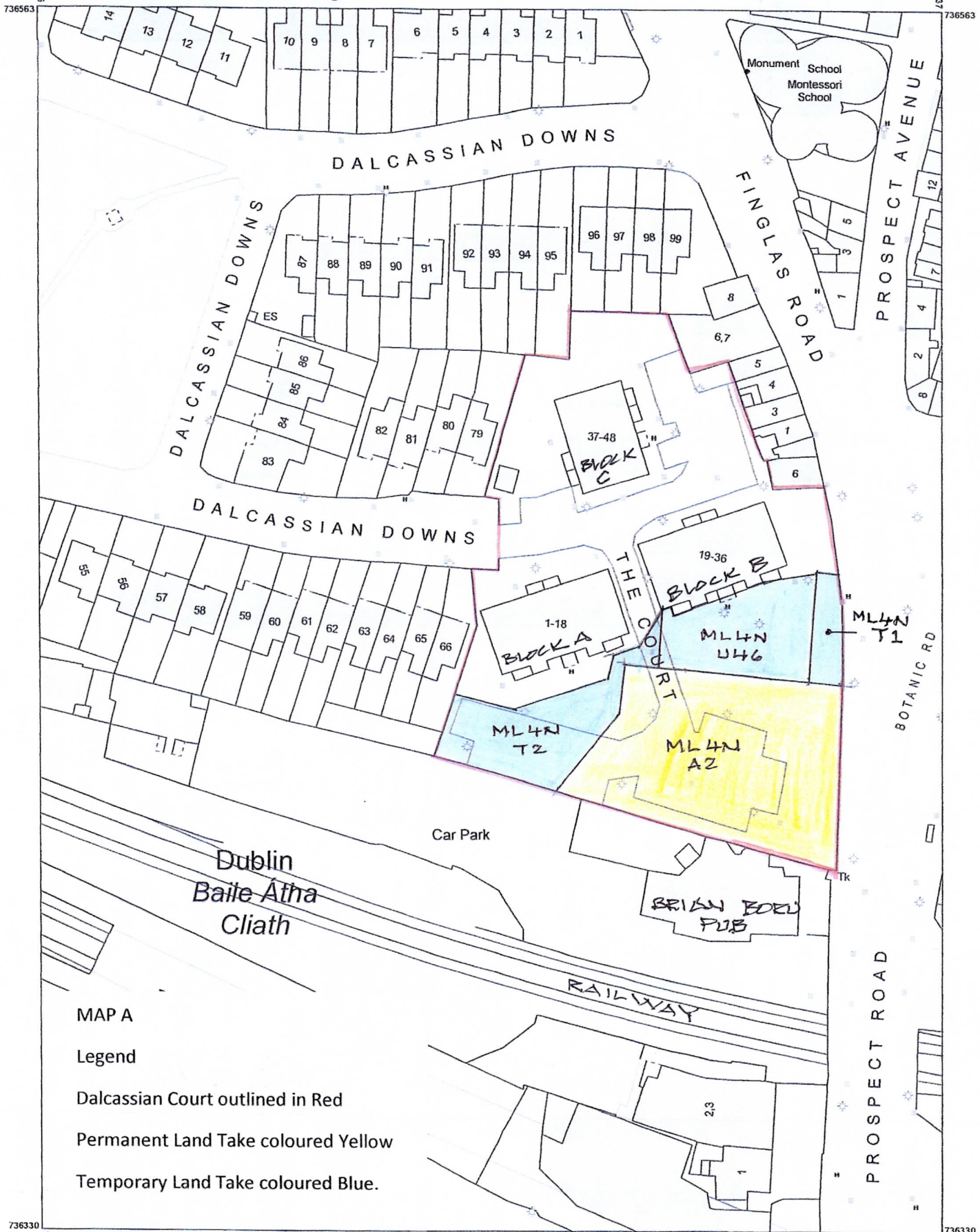
The proposed works will greatly and adversely affect Apartment 10 Block A Dalcassian Court in terms of loss of value, loss of amenity and loss of tranquillity both during and after construction.

Yours Sincerely,


Kevin Hamell FRIAI

Encl.
Map A
Map B
Title Map.

OSi PLACE Map



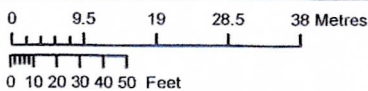
MAP A

Legend

Dalcassian Court outlined in Red

Permanent Land Take coloured Yellow

Temporary Land Take coloured Blue.



OUTPUT SCALE: 1:1,000



CENTRE
COORDINATES:
ITM 714951,736447

PUBLISHED: 23/11/2022 ORDER NO.: 50304162_1

MAP SERIES: 1:1,000 MAP SHEETS: 3197-14

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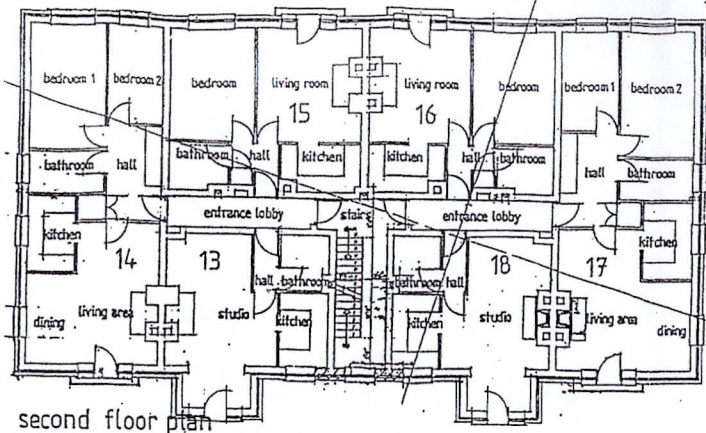
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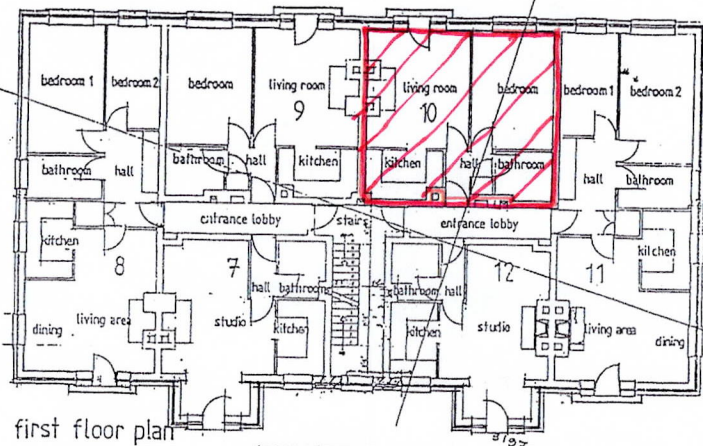
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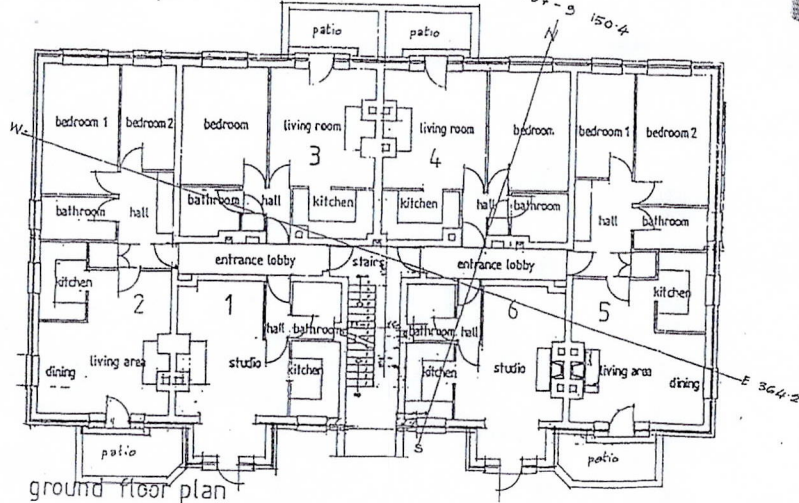
Map B
Dalcassian Court, Dublin 11.



second floor plan

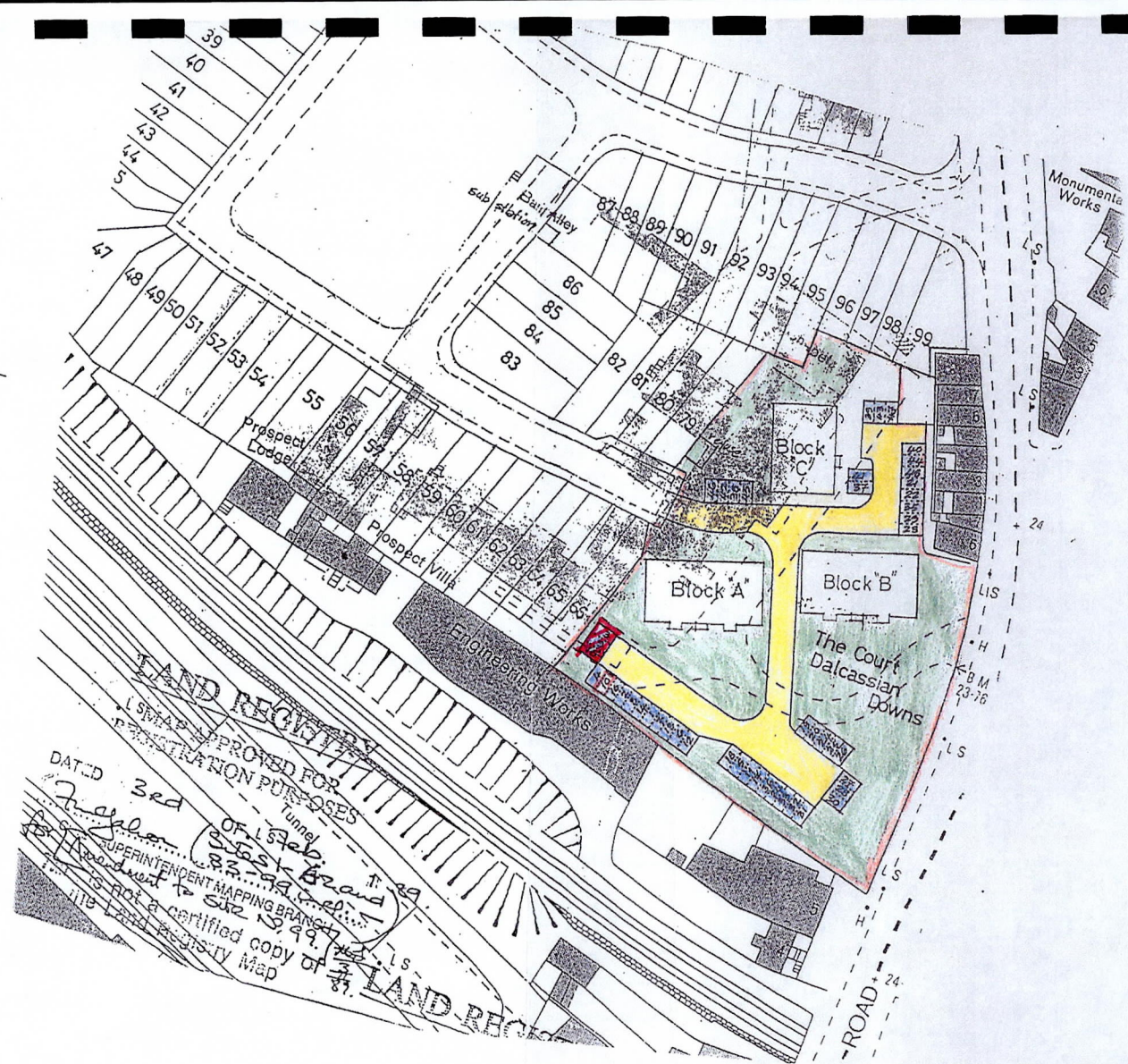


first floor plan



ground floor plan

Scale: 1/200th May 1990



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