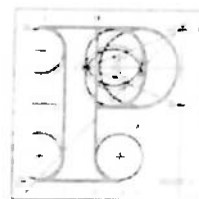


Our Case Number: ABP-316119-23



**An
Bord
Pleanála**

Angela Palmer
Apartment 10, Sunnybank
Conyngham Road
Dublin 8

Date: 12 March 2024

Re: DART+ South West Electrified Heavy Railway Order - Hazelhatch & Celbridge Station to Heuston Station, and Hesuton Station to Glasnevin
County Dublin and County Kildare

Dear Sir / Madam,

An Bord Pleanála has received your recent letter in relation to the above mentioned case. The contents of your letter have been noted.

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 relation to the matter please contact the undersigned officer of the Board at laps@pleanala.ie

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Lauren Griffin
Executive Officer
Direct Line: 01-8737244

RA03

Teil
Glaao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

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bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Lauren Griffin

From: Lauren Griffin
Sent: Tuesday 12 March 2024 10:28
To: [REDACTED]
Subject: RE: Case ABP-316119-23 - Submission on Responses to Draft Railway Order Application & in accordance with section 217A of the Planning and Development Act 2000)

A Chara,

The Board acknowledges receipt of your email, official acknowledgement will issue in due course.

Kind regards,

Lauren

From: Angela Palmer [REDACTED]
Sent: Monday, March 11, 2024 4:40 PM
To: SIDS <sids@pleanala.ie>
Subject: Fwd: Case ABP-316119-23 - Submission on Responses to Draft Railway Order Application & in accordance with section 217A of the Planning and Development Act 2000)

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

FYI

----- Forwarded message -----

From: Angela Palmer [REDACTED]
Date: Mon, Mar 11, 2024 at 4:38 PM
Subject: Case ABP-316119-23 - Submission on Responses to Draft Railway Order Application & in accordance with section 217A of the Planning and Development Act 2000)
To: <bord@pleanala.ie>
Cc: <sids@phleanala.ie>

**SUBMISSION (No.2) FROM DR ANGELA PALMER
DART + South West Electrified Heavy Railway Order 2023.
An Bord Pleanala Reference no 316119-23**

(In response to: Submission on Responses to Draft Railway Order Application & in accordance with section 217A of the Planning and Development Act 2000)

Reason for submission (No.2): My property is listed as one which is impacted by the proposed works relating to the above railway order. This submission considers the Submission on Responses to Draft Railway Order Application, published in September 2023)

Address of property: Apartment 10, Sunnybank, Conyngham Road, Dublin 8.

Financial impact on property owner:

1. Temporary acquisition order will detrimentally impact ability to retain renters in property during the proposed period of works.

2. Temporary acquisition order will detrimentally impact the ability to rent the property - if vacant - during the proposed period.
3. Period of proposed works will impact quality of life for renters who may seek a reduction in rent for proposed period of works.
4. Negative impact of finished construction on rental income due to increased number of trains, potential air quality and noise vibrations which although are detailed in the response document, the impact of these are unforeseen until the works begin (apartment is located directly adjacent to train line).
5. Vulnerability to power interruptions for tenants which may result in rent reduction requests, again this is unforeseen until works commence.
6. Impact on landscape through overhead electrical wires visible from apartment windows negatively impacting rental income, although this was referenced in submission response document, the impact of same will only be understood when works commence and complete.
7. Noise disruption to tenancy if the wires are displaced or damaged by objects, trains or bad weather and require repair - which may result in rent reduction requests.
8. Long term negative impact on re-sale value of apartment due to proximity to new increased train capacity railway line.
9. Long term negative impact on rental income of apartment due to proximity to new increased train capacity railway line.

Environmental impact on property owner:

1. Noise levels during railway works during work day (remote worker) and outside normal working (sleep interruption).
2. Decline in bird life and air quality during construction and as a result of overhead electricity cables.
3. Impact on quality of life due to increased machinery present during construction works.
4. The decline in bird life and air quality as a result of increased train capacity has been addressed in submission response document, however, potential dust and air quality is still a concern as works get underway
5. Impact on accessibility to apartment through communal areas (temporary acquisition order on apartment) is still a concern.
6. Impact on main road accessibility for resident car users due to construction works is still a concern.
7. Debris and construction site apparatus impacting the environmental landscape has been addressed in the submission response document.

In response to the Submission on Responses to Draft Railway Order Application, I will be seeking financial compensation from CIE, or the relevant appropriate organisation/ authority, for the detrimental financial and quality of life impact this has on me as a listed impacted property owner, as a result of An Bord Pleanála granting the Dart + South West Electrified Heavy Railway Order 2023 (reference 316119).

I would appreciate confirmation that this email was received by An Bord Pleanála. Thank you.

--
Best regards,

Angela
Dr Angela Palmer, M.A., B.A.
Research and Information Specialist - DCEDIY, Dublin, Ireland.
Adjunct Research Fellow - Institute for Public Policy, UCD, Dublin, Ireland.

Recent Publications

Palmer A, Norris M and Kelleher J (2022) Accelerated adulthood: extended adolescence and the care cliff. Supporting care leavers' transition from care to independent living. *Child and Family Social Work*. Available online at: <https://doi.org/10.1111/cfs.12922>

Kelleher, J., Campbell, J., Collins, M. and Palmer, A. (2021) Between and Betwixt: Q-Researching Travellers in a study on a specialist social housing for Travellers in Ireland. *European Journal of Social Research*. Available at <https://doi-org.ucd.idm.oclc.org/10.1080/13691457.2021.2016641>

Palmer, A. and O'Brien, C. (2019) The Changing Landscape of Irish Travellers: A History of Travellers 1850-2019. *Open Gate Project*. Available at: <https://www.open-gate.org/> pp. 339-419.

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Best regards,

Angela
Dr Angela Palmer, M.A., B.A.
Research and Information Specialist - DCEDIY, Dublin, Ireland.
Adjunct Research Fellow - Institute for Public Policy, UCD, Dublin, Ireland.

Related Publications
Palmer, A. and O'Brien, C. (2022) A literature authority extended analysis of the Irish Travellers' experience of homelessness. *European Journal of Social Research*. Available at: <https://doi.org/10.1111/cfs.12922>

Kelleher, J., Campbell, J., Collins, M. and Palmer, A. (2021) Between and Betwixt: Q-Researching Travellers in a study on a specialist social housing for Travellers in Ireland. *European Journal of Social Research*. Available at <https://doi-org.ucd.idm.oclc.org/10.1080/13691457.2021.2016641>

Palmer, A. and O'Brien, C. (2019) The Changing Landscape of Irish Travellers: A History of Travellers 1850-2019. *Open Gate Project*. Available at: <https://www.open-gate.org/> pp. 339-419.