

Our Case Number: ABP-316119-23



**An
Bord
Pleanála**

Kate Joyce
220 Kilmainham Square
Kilmainham
Dublin 8
D08 K665

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 comments in relation to the above mentioned case and will take it into consideration in its determination of the matter.

A refund of €50 will issue to you in due course, as no payment is required for submitting further comments for this case.

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

ED03

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220 Kilmainham Square
Kilmainham
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D08 K665

An Bord Pleanála
64 Marlborough Street
Rotunda
Dublin 1
D01V902

11 March 2024

RE: DART+ South West Railway Order: Concerns regarding the impact of the proposed development on residential properties immediately adjoining the site.

Dear Sirs,

I wish to make a further submission in respect of the response issued by Irish Rail.

I am an owner occupier of an apartment in Kilmainham Square (also known as The Old Chocolate Factory), Kilmainham, Dublin 8. My home is a dual aspect 2nd floor apartment, immediately adjoining the identified site. Two bedrooms and an office of my apartment directly overlook the railway line. As previously advised, I will be directly impacted by the proposed development, both during construction and operation.

I fully appreciate that major infrastructure projects are necessary and I fully support an integrated modern and fit-for-purpose railway network. However, the solution to our concerns, as residents, is not solely the appointment of a Community Liaison Officer during construction.

I do not propose to re-enforce all arguments already made. However, to summarise, I have two primary concerns:

- 1. Noise Levels (during Construction and Operation)** - I not believe our concerns have been sufficiently answered, including the rational for testing locations and the timeframes chosen for testing. Only 2 locations were chosen.

The residents in Kilmainham Square already suffer significant disturbance during night-time maintenance works. At a minimum, Irish Rail should have made efforts to measure the noise levels during these works so that the existing night-time disruption is fully understood, recognised and mitigated against.

To put it bluntly, it is not possible to sleep during the night when works are carried out on the line immediately adjacent to/ below bedrooms. The noise is loud, disruptive, carries in the night-time (including voices) and is something that owners are really worried about when facing into a significant construction programme.

The Old Chocolate Factory Management Company have procured separate noise testing samples (including from my apartment – no. 220). The results differ to Irish Rail's response and therefore I request that the response of Downey Planning Consultants on behalf of the Chocolate Factory Management Company is also taken into account when considering my response.

2. Mitigation Measures / Sound Barriers

Neither the Railway Order nor Response provides us with sufficient detail or comfort regarding design solutions available to mitigate sound and vibration. In the areas of the rail line located close to higher density residential areas, alternative options (such as a railway 'tunnel') should be considered.

I do not feel that my concerns in earlier submission have been sufficiently addressed. It is also worth noting that it is very difficult as a private owner and resident living immediately adjacent to the railway to feel that your voice is being heard, against very large and well-resourced technical teams and experts.

I trust An Bord Pleanála will take these concerns seriously.

Yours sincerely,

By Email

Kate Joyce

Phone: [REDACTED]

Email: [REDACTED]

Appendix 1 – Proximity of Railway Line (220 Kilmainham Square, D08K665)

