



Amanda Vaughan
56 Bannow Road
Cabra West
Dublin 7

Date: 02 June 2023

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 submission and oral hearing request 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.

The Board has absolute discretion to hold an oral hearing in respect of any application before it, in accordance with section 218 of the Planning and Development Act 2000, as amended. Accordingly, the Board will inform you on this matter in due course.

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

Eimear Reilly
Executive Officer
Direct Line: 01-8737184

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DART+ Southwest

Observation Submission to An Bord Pleanála

Reference LO-581

10th May 2023

Dear Sir/Madam,

I write to you today in relation to the above project,

I am a homeowner at 56 Bannow Road, Cabra West, Dublin 7 who is impacted by the planned DART+ Southwest works.

I wish to start by stating that I am not opposed to the DART + Southwest project and recognise the benefits of further public transport links can bring to the area which has a rapidly expanding population.

However, I would like An Bord Pleanála to consider the following concerns before a decision is made on the planning application and in relation to the commencement of the works is made.

- I request that an Oral Hearing takes place in relation to these works to allow for further discussion and examination of relevant issues which still remain outstanding and unaddressed by Irish Rail in to the DART+ Southwest project. This will provide a forum for open discussion where information can be provided in a clear and concise manner.
- The Communications packs received from Irish Rail in relation to the DART+ Southwest project were insufficient, inaccurate, and the language contained within is highly technical which is very difficult to understand, the terminology contained within the packs are of the type professionals such as only engineers and technicians could fully understand. Coras Iompair Éireann CIE did not engage in a public consultation in the form of a public meeting with myself as an affected homeowner and when they were requested to do so they refused to do so, CIE would only engage on a Zoom call with 3 of my neighbours.
- The documentation packs provided to residents as part of the information pack are inaccurate – for example, addressed to previous owners.
- We understand that Irish Rail are required to use Ordnance Survey maps for the purpose of this project. However, the maps received by residents are therefore not accurate of the current state of the properties in the area – this includes not displaying structures built on the property.
- Irish Rail have confirmed that property condition surveys will be conducted before construction begins and when construction is completed. We request that this survey is made available to residents prior to construction commencing and annual surveys are conducted for a period of 5 years after the works are completed by an approved independent surveyor
- I request that Irish Rail confirm the period of time for which recourse will be available once the building works have ceased. When the building works have settled, impacts from the works may

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appear on my property – this could be a number of years after the works have completed – which must be rectified by Irish Rail regardless of the passage of time.

- In the application for the Railway Order Irish Rail are seeking the right to issue compulsory purchase orders. The documentation received has indicated that this may affect my property. I purchased my property on Bannow Road with the long garden for the future potential to expand. If Irish Rail enforce a Compulsory Purchase Order for the substratum lands this will have a direct impact on my property folio. This will impact my ability to “top up” my mortgage and impacts any future ability to build on the land without first consulting with Irish Rail. This is a key concern that has not been addressed in any of the documentation received by residents. This will have a significant impact on the market value of my property which will significantly depreciate my property’s market value.
- To address the concerns of residents I request that a Community Forum is put in place before any construction commences with membership of the Forum consisting of elected local representatives, elected resident representatives and Irish Rail representatives. This will establish the platform for the raising of issues encountered by residents which can be shared with Irish Rail representatives to address as well as providing an avenue for Irish Rail to brief residents on progress and issues from their side.
- As a resident of Cabra where a number of building projects have taken place in recent years it is essential that rodent control measures are put in place before any construction works commence. The documentation received refers to a liaison officer once a construction company is appointed but does not fully address any actions that will be put in place before any works start and it is of utmost importance that measures are in place to deal with the inevitable vermin problem which will be brought about by the excavation works associated with the project.
- Noting that the works consist of soil nailing which Irish Rail engineers have advised will be noisy, I request that a commitment is provided by Irish Rail that soil nailing works will only be completed during weekday working hours (09:00-17:00)
- Health concerns – air quality, mental health, electrification of lines ,
- Unsightly visuals
- Subsidence
- The documentation indicates that the proposed construction works will take place over a lengthy period, at all times of the day, at weekends and during holidays. Noise will be a major side effect. I work from home 3 – 4 days per week during which time I take virtual meetings and require relative quiet to concentrate. This is currently available to me. Once the construction begins, we will no longer have this. No clarity has been provided as to what noise reduction measures will be implemented to assist residents to continue with a “normal life” during the construction. No communications on future noise levels have been outlined, and what measures will be taken to reduce noise levels with the increase in railway traffic in the medium to long term.

• The information provided notes that Zone D (Cabra) could be subject to flood risk however, it was not clear initially which properties are directly affected and the mitigation measures that will be in place. I have looked at the separate Flood Risk report, which is available on the website, but again the impacts are not clearly set out. It is important that the risk of flooding to any property are fully explained to the residents which could potentially be impacted before construction commences.

In the event flooding occurs, CIE have not outlined that they will undertake to repair / replace any damage to properties caused by flooding.

• I understand that the National Transport Authority has made a commitment to local public representatives that the planning application for the station at Carnlough Road in Cabra would be made in tandem with the DART+ Southwest project. I would appreciate if confirmation could be provided in relation to this. The lack of station at Cabra was a worrying omission from the current DART + Southwest application given the population of the area. Based on the 2016 census, there is a population of about 16 thousand people in the environs of Carnlough Road. Within 1km, a population of about 25,000 are residing. As a resident of Cabra, it is imperative that the station is built at the same time given the impact to residents of two separate construction phases which are interlinked would bring. This linked construction will help to minimise disruption to residents and those in the surrounding areas. The use of a train station in Cabra is an essential public amenity which could link Cabra residents to essential public transport and public health services such as the National Children's Hospital via Huston Station.

In closing, I wish to once again highlight the need for an oral hearing relating to this project. As you can see, I have very major issues of concern as shown above. While supportive of the intentions of this project overall, there are key areas of concern for me as a resident and I believe these must be satisfactorily addressed.

I trust that An Bord Pleanála will take these concerns on board when making a decision in relation to this project.

As I am an impacted resident, no fee is applicable for this submission.

Thank you for your consideration, I look forward to hearing from you.

Amanda Vaughan

Ms. Amanda Vaughan

56 Bannow Rd.

Cabra West

Dublin 7.