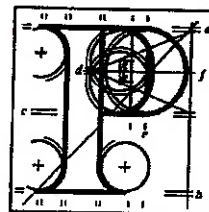


Our Case Number: ABP-316119-23

Planning Authority Reference Number:



**An
Bord
Pleanála**

Angela Palmer
Apartment 10, Sunnybank
Conyngham Road
Dublin 8

Date: 26 May 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 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,

FR EM

Eimear Reilly
Executive Officer
Direct Line: 01-8737184

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64 Marlborough Street
Dublin 1
D01 V902

Eimear Reilly

From: SIDS
Sent: Tuesday 16 May 2023 15:11
To: Eimear Reilly
Subject: FW: Property Owner Impact Submission - Reference No 316119 (Dart + South West Electrified Heavy Railway Order 2023)

From: Angela Palmer [REDACTED]
Sent: Monday, May 15, 2023 10:21 PM
To: SIDS <sids@pleanala.ie>
Subject: Fwd: Property Owner Impact Submission - Reference No 316119 (Dart + South West Electrified Heavy Railway Order 2023)

**SUBMISSION FROM ANGELA PALMER
DART + South West Electrified Heavy Railway Order 2023.
An Bord Pleanala Reference no 316119**

Reason for submission: My property is listed as one which is impacted by the proposed works relating to the above railway order.

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, air quality and noise vibrations (as apartment is located directly adjacent to train line).
5. Vulnerability to power interruptions for tenants which may result in rent reduction requests.
6. Impact on landscape through overhead electrical wires visible from apartment windows negatively impacting rental income.
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.
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. Decline in bird life and air quality as a result of increased train capacity.
5. Impact on accessibility to apartment through communal areas (temporary acquisition order on apartment).
6. Impact on main road accessibility for resident car users due to construction works.
7. Debris and construction site apparatus impacting the environmental landscape.

I understand the need for increased public transport. However, 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 also request an invitation to any forthcoming public oral hearing on this Order which An Bord Pleanála or other relevant agencies hold on the matter.

I would appreciate a 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.

Board Member - Irish Social Policy Association

Board Member - European Society on Family Relations

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., Norris, M., and Palmer, A. (2021) Betwixt and Between: Qualitative findings from a study on a specialist social work service for Travellers in Ireland. *European Journal of Social Work*. Available at <https://doi-org.ucd.idm.oclc.org/10.1080/13691457.2021.2016641>

Palmer, A. and V. O'Brien (2019) 'The Changing Landscape of Irish Adoption: An Analysis of Trends (1999-2016)' *Child Care in Practice*, Vol 25, No.4, pp.399-418.