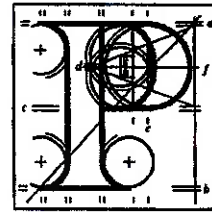


Landmark



An
Bord
Pleanála

Our Case Number: ABP-316119-23

Planning Authority Reference Number:

Caroline McGrotty
5 Claremont Lawns
Glasnevin
Dublin 11
D11 C6W3

Date: 23 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 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 officer of the Board. Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Eimear Reilly
Executive Officer
Direct Line: 01-8737184

RA05

Tel	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

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

Eimear Reilly

ⓧ Landowne

From: SIDS
Sent: Monday 15 May 2023 11:22
To: Eimear Reilly
Subject: FW: Observation - Dart+SouthWest
Attachments: Dart Observation - 5 Claremont Lawns - D11C6W3.docx

From: Caroline McGrotty <[REDACTED]>
Sent: Saturday, May 13, 2023 10:26 AM
To: SIDS <sids@pleanala.ie>
Subject: Observation - Dart+SouthWest

Hi there

Please find attached my observation regarding Dart+ South West

As I a resident of which my property is affected, no fee applies to me.

--
Caroline McGrotty
[REDACTED]

DART+ South West

Observation Submission to An Bord Pleanála

I reside at and own **5 Claremont Lawns, Glasnevin, Dublin 11** which is impacted by the planned DART+ South West works.

I wish to start by stating that I am not opposed to the DART + South West project and recognise the benefits 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 follow concerns before a decision in relation to the commencement of the works is made.

- In the application for the Railway Order Irish Rail are seeking the right to issue compulsory purchase orders. The documentation received and my correspondence with DartSouthWest has indicated that this may affect my property. The documentation indicates that **40.7 sq.m substratum land may be acquired** from my back garden for soil nailing which is essentially half of my back garden.
- I purchased my property in 2018 from Dublin City Council for the future potential to expand. If Irish Rail enforce a Compulsory Purchase Order for the substratum land on my property this will have a direct impact on my property and will be a registered burden on the Folio. This will impact my ability to "top up" my mortgage and 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 I have received.
- There has been no information received on the depth of which this substratum land on my property will go, nor mention of compensation that may be offered in accordance with Rule 17, introduced by section 48 of the Planning and Development (Strategic Infrastructure) Act 2006 and the Acquisition of Land (Assessment of Compensation) Act, 1919.
- I understand that Irish Rail are required to use Ordnance Survey maps for the purpose of this project. However, the maps received by residents are not accurate as existing structures are not shown on the furnished mapping.
- 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.
- 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 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. Will the normal statute litigation periods apply?

- 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 Glasnevin 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.
- 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. My home office is located in the back kitchen overlooking the garden of which these proposed works are due to take place. During which time I take many virtual meetings and deliver training as part of my job 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.
- I have huge health concerns regarding air quality, my mental health, electrification of lines, unsightly visuals and subsidence.
- 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 unaddressed by Irish Rail in relation to the DART+ South West project. This will provide a forum for open discussion where information can be provided in a clear and concise manner.

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 as a property owner 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.

Signed:

Date: