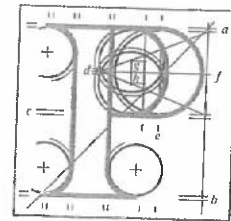


Our Case Number: ABP-316119-23

Planning Authority Reference Number:



**An
Bord
Pleanála**

Elvire Callaghan
67 Landen Road
Ballyfermot
Dublin 10
D10 VW90

Date: 01 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 (including your fee of €50) 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.

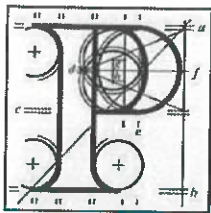
If you have any queries in the meantime, please contact the undersigned. Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Eimear Reilly
Executive Officer
Direct Line: 01-8737184

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

64 Sráid Maoilbhríde Baile Átha Cliath 1 D01 V902	64 Marlborough Street Dublin 1 D01 V902
---	---



An
Bord
Pleanála

Observation on a Strategic Infrastructure Development Application

Observer's details

1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

(a) Observer's
name

Elvire Callaghan

(b) Observer's
postal address

67 Landen Road, Ballyfermot, Dublin 10, D10VW90.

Agent's details

2. Agent's details (if applicable)

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Not applicable

(b) Agent's postal
address

Not applicable

Postal address for letters

3. During the process to decide the application, we will post information and items to you or to your agent. For this **current application**, who should we write to? (Please tick ✓ one box only)

You (the observer) at the postal address in Part 1

☒

The agent at the postal address in Part 2

☐

Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation.

- (a) **An Bord Pleanála case number for the current application (if available)**
(for example: 300000)

308826

- (b) **Name or description of proposed development**

DART+ South West Electrified Railway Order 2023

- (c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

The environs of Hazelhatch Station to the environs of Heuston Station; and the environs of Heuston Station to the environs of Glasnevin / Phibsborough.

Observation details

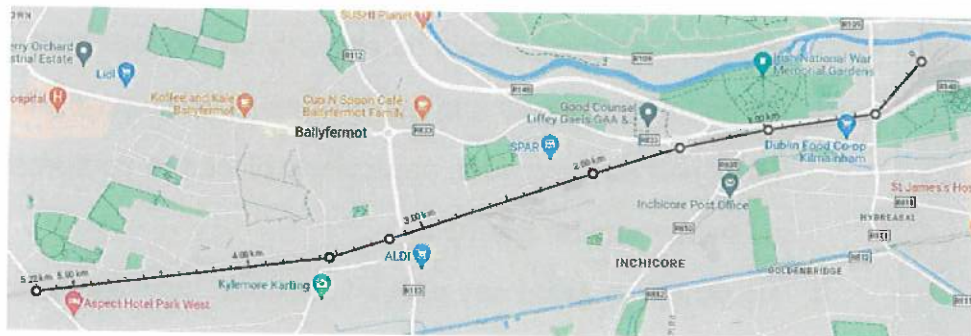
5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word limit** as the box expands to fit what you write.

You can also insert photographs or images in this box. (See part 6 – Supporting materials for more information).

As a home-owner and resident of Landen Road Ballyfermot, myself and my community and neighbours are adversely affected by the proposed rail order as follows:

1. There is no station planned to serve Ballyfermot incorporated in the delivery of this proposed DART line. The plans indicate no station between the new Heuston West Station (to serve the community of



Clancy Quay and Island Bridge) and Parkwest - a distance of over 5kms (refer google map extract), when station interval cadence on for example the Dublin City to Dun Laoghaire Dart Line is every 1 to 2kms. Lack of delivering critical infrastructure to lower socio-economic neighbourhoods has been a known failure of planning and government in Ireland for several decades, the mistake of further bypassing and 'ghettoising' Ballyfermot should not be made again here in delivering this piece of rail infrastructure. It is beyond the spirit of good planning in this age of integrated climate action to bypass a whole suburb with an electrified line and not provide access to locals.

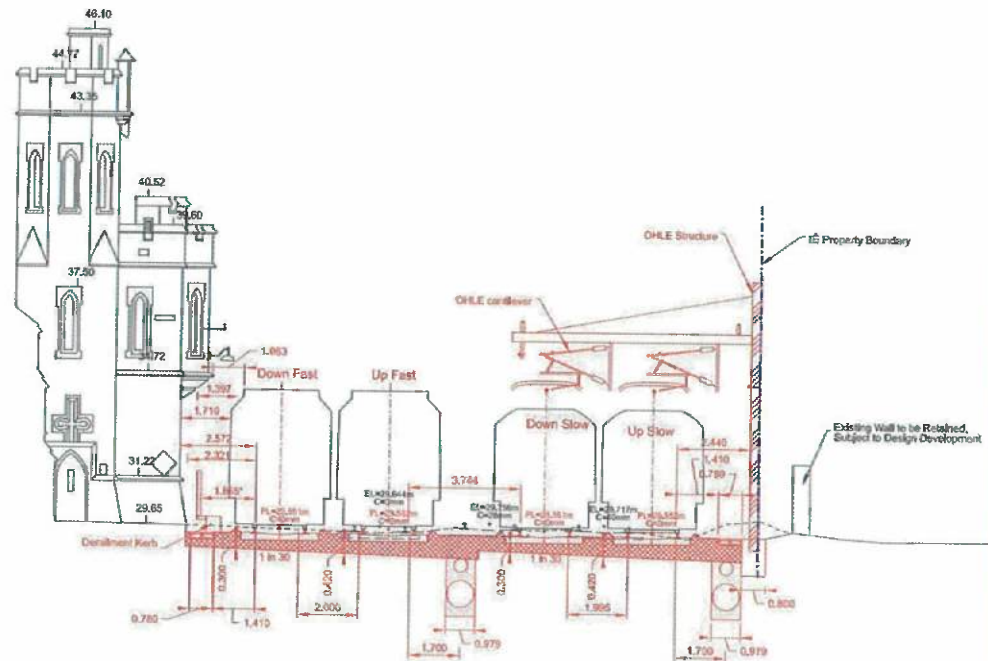
5. Grounds

A station at Kylemore bridge should be conditioned as part of delivering these works.

2. Loss of quiet enjoyment of mine and other gardens and residences bordering rail line. The intended several-fold increase in rail traffic will adversely affect residents of Landen Road, Ballyfermot, especially those terraces along south of Landen Road which border this proposed rail corridor. Effects of both airborne and ground noise across the full spectrum of low to high frequency, during and after construction should be minimised to best practice. Noise mitigation of proposed DART line should be designed with reference to techniques of sound damping and sound absorption as well as sound screening measures. Visual nuisance of loss of privacy due to overlooking from trains is also an adverse aspect of this development and should be properly considered by the design team.
3. Measures to assess and avoid harm to existing wildlife along this proposed development, particularly birds and nocturnal species such as bats, must be taken.
4. Measures to avoid any pest infestations, such as rodents, into residences arising from rail work should be properly addressed.
5. The railway order documents are heavily technical are not easily interpreted by the general public. These should be made more accessible within a spirit of cooperation and compensation for loss of quiet enjoyment of property.

5. Grounds

6. Design potentially affecting bordering properties is not complete and



seems open to interpretation. For example this excerpt from Drawing DP-04-23-DWG-RO-TTA-18984 states existing wall to be retained 'subject to detail development.' Furthermore this section does not convey the foundational work associated with the OHLE mast which is shown to sit directly on the IE property boundary.

7. It should be conditioned that a residents' monitoring committee be engaged during construction works and for a period of at least one year post completion and post commissioning of works to monitor any and all possible adverse effects of this development to adjoining residences.
8. The demolition of the protected signal box structure to the rear of 77 Landen Road is a historical and material loss which should follow any proper procedure necessary when de-listing such a structure prior to demolition. This should be properly surveyed and re-instated elsewhere, and consideration given for community use of same as a gathering space for arts and crafts or other purposes of merit. Mary

5. Grounds

Dunne, resident living at 77 Landen Road has asked me to express that she will experience drastic loss of privacy due to the removal of this structure to the rear of her garden.

9. The extent of the safety impact of having high voltage electrified wires situated in close proximity to rear garden walls needs to be addressed. The safe radial distance from these wires should not encroach any property boundaries including airspace without clear communication within railway order documents. Dangers may include occasional arcing of electricity, and the unknown dangers of EMF radiation. Also it should be communicated to residents what the implication of building future rear sheds against this boundary wall may be in terms of safety during construction of same.
10. Four-tracking of the rail line from Park West & Cherry Orchard Station to Heuston to enhance capacity brings the existing rail tracks closer to rear boundaries along Landen Road, have other options or further encroaching southwards on IE land not been considered?
11. The above statement is supported by John Mackey – owner of 71 Landen Road, Ballyfermot and by Geoff Scanlon of 65 Landen Road, Ballyfermot.
12. It is questionable as to why all residents whose properties bound this proposed development are not entitled to make a free observation, given the impact this has on all adjoining properties, and it is also questionable why there is no discount rate for pensioners.
13. Any property occupier or owner who lives in a terrace row of houses, any one of which is CPO affected by sub strata ground anchors should be referenced, given the structurally continuous nature of a single terrace row of houses. eg. Number 381 Landen road should be 'referenced' for this reason.

Supporting materials

6. If you wish, you can include supporting materials with your observation. Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

You can insert photographs and similar items in your observation details: grounds (part 5 of this form).

If your supporting materials are physical objects, you must send them together with your observation by post or deliver it in person to our office. You cannot use the online uploader facility.

Fee

7. You **must** make sure that the correct fee is included with your observation.

Observers (except prescribed bodies)

- strategic infrastructure observation is €50.
- there is no fee for an oral hearing request

Oral hearing request

8. If you wish to [request the Board to hold an oral hearing](#), please tick the “Yes, I wish to request an oral hearing” box below.

You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

☒

No, I do not wish to request an oral hearing

☐

Final steps before you send us your observations

9. If you are sending us your observation using **the online uploader facility**, remember to save this document as a Microsoft word or PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

This also applies to prescribed bodies sending an observation by email.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.

For Office Use Only

FEM – Received		SIDS – Processed	
Initials		Initials	
Date		Date	

Notes