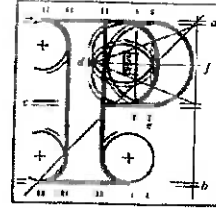


Our Case Number: ABP-316119-23

Planning Authority Reference Number:



**An
Bord
Pleanála**

Emma King
197 Landen Road
Ballyfermot
Dublin 10
D10 FE83

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,

PP EM

Eimear Reilly
Executive Officer
Direct Line: 01-8737184

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

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

Eimear Reilly

From: Emma King [REDACTED]
Sent: Tuesday 16 May 2023 16:30
To: SIDS
Subject: Re: Observations for DART+ South West Railway Order Application_197 Landen Road, Ballyfermot

Hi,

I would be very grateful if you could confirm receipt of these observations, as today is the last day for filling submissions.

Many thanks,

Emma King

On Tue 16 May 2023, 14:09 Emma King, [REDACTED] > wrote:
Dear Sir/Madam,

I wish to make an observation in relation to the application for a Railway Order for the DART+ South West Electrified Heavy Railway (2023). As per the newspaper notification of 13 March 2023, I understand that I am entitled to make an observation via this email and that the attached fee is waived as I am home owner in Landen Road, and have been informed that my land may be acquired as part of this proposed project.

My details are as follows:

Name: Emma King

Address: 197 Landen Rd, Ballyfermot, Dublin 10, D10 FE83

I am the owner of the residential property and I have been informed that substratum land may be acquired for this project. I understand the property reference number for this project to be: DWS.18832.S.164(B).

Please find attached my observations. I would be grateful if you could confirm receipt of same.

Kind regards,

Emma King

T: [REDACTED]

Eimear Reilly

From: SIDS
Sent: Tuesday 16 May 2023 15:14
To: Eimear Reilly
Subject: FW: Observations for DART+ South West Railway Order Application_197 Landen Road, Ballyfermot
Attachments: Dart+ South West Application Observations_Emma King 197 Landen Rd.pdf

From: Emma King [REDACTED]
Sent: Tuesday, May 16, 2023 2:09 PM
To: SIDS <sids@pleanala.ie>
Subject: Observations for DART+ South West Railway Order Application_197 Landen Road, Ballyfermot

Dear Sir/Madam,

I wish to make an observation in relation to the application for a Railway Order for the DART+ South West Electrified Heavy Railway (2023). As per the newspaper notification of 13 March 2023, I understand that I am entitled to make an observation via this email and that the attached fee is waived as I am home owner in Landen Road, and have been informed that my land may be acquired as part of this proposed project.

My details are as follows:

Name: Emma King

Address: 197 Landen Rd, Ballyfermot, Dublin 10, D10 FE83

I am the owner of the residential property and I have been informed that substratum land may be acquired for this project. I understand the property reference number for this project to be: DWS.18832.S.164(B).

Please find attached my observations. I would be grateful if you could confirm receipt of same.

Kind regards,
Emma King
[REDACTED]

197 Landen Road
Ballyfermot
Dublin 10

Strategic Infrastructure Development (SID)
An Bord Pleanála
64 Marlborough St,
Rotunda,
Dublin 1,
D01 V902

15 May 2023

RE: Observation in relation to the application for a Railway Order for the DART+ South West Electrified Heavy Railway (2023) for 197 Landen Road, Dublin 10 [DWS.18832.S.164(B)]

Dear Sir/Madam,

I wish to make an observation in relation to the application for a Railway Order for the DART+ South West Electrified Heavy Railway (2023). As per the newspaper notification of 13 March 2023, I understand that I am entitled to make an observation via email and that the fee is waived as I am homeowner on Landen Road, and have been informed that my land will be acquired as part of this proposed project.

My details are as follows:

Name: Emma King

Address: 197 Landen Rd, Ballyfermot, Dublin 10, D10 FE83

I am the owner of the residential property and I have been informed that substratum land may be acquired for this project. I understand the property reference number for this project to be: DWS.18832.S.164(B)

Observations against application for Railway Order for DART+ South West Electrified Heavy Railway (2023) from 197 Landen Road, Ballyfermot, Dublin 10, D10 FE84

I am homeowner on Landen Road and I have been informed that my land may be acquired as part of this project. I live in the 197 Landen Road with my husband and children. I would firstly like to say that in general, as a family we are supportive of measures to improve public transport, especially in Ireland where enhancement is much needed. However, we have serious concerns regarding the scale of this project and its consequent impact on our property, our health and well-being, our local environment, and community.

I am concerned the project will have a significant, detrimental impact on our property, our family's health, well-being and livelihood, local transport and environment for several years and that this impact is unjustified. Given the scale of the project, both the construction phase

and operation phase of the project will affect numerous aspect of our day-to-days lives, which I would like to draw your attention to:

1. Private Property:

- The proposed acquisition of substratum land will result in a serious devaluation of our property. Not only will the land directly acquired will be negatively affected but our plot of land as a whole will be devalued considerably by the proposals to insert rods under the garden.
- The proposed acquisition of substratum land creates ambiguity regarding the ownership of the substratum land and dramatically increases the risk of potential legal conflict regarding the status and ownership of the land.
- The proposed acquisition affects our autonomy over the land at the rear of our house. We have plans to extend our property and extend a studio for my husband's work and have been informed that Irish Rail/CIE will have to be consulted in relation to any proposed construction from our end. This has a clear impact on our right to self-determination on our property.
- Vibrations from the passing trains can already be felt by us in the house and we are concerned about the vibrations from the increased number of trains as well as from the operation of heavy machinery at the back of our house during the construction phase. We are concerned that increased vibrations will have a negative impact on the structural integrity of our house as well as affecting our health.
- The physical impact on our property is also unclear from the proposed application. To date, we have not received any clear information on the extent of the land that will be acquisitioned nor on the size of the rods intended to be placed under our land. We remain unclear as to what will happen to the existing boundary wall, we note that the documents submitted state that some part of the existing walls will be demolished but we have not been informed whether this includes our wall. Depending on the height of the wall, we are worried that the wall result there will be a reduction in light to our home and my husband's art studio.
- We are also concerned about the potential increased risk to our property of flooding and run-off water contamination during construction as existing drainage systems will undoubtedly be affected during the construction phase.

2. Noise Pollution

- We are gravely concerned about the impact of increased noise levels that will undoubtedly occur during the construction phase of this proposal, as well the rise in noise level from the increased number of trains passing during the operation of the project. Our view is that the significant adverse impact from the increased noise cannot be justified given the proximity of the railway to residential property.
- Both myself and my husband work from home and we are very apprehensive about the effects of the increased noise on our work and livelihoods, particularly from the use of heavy machinery during the construction period, which is proposed to last for several years. My husband is a self-employed artist, and we envisage that an increase in noise pollution from both the construction work and into the future with the increased trains will have a negative impact on his creative works. Additionally, if my

husband cannot work from his studio due to the noise he will be forced to rent another studio causing us an additional financial burden.

- We are worried about the effect of the increased noise on our young children and are concerned that this will negatively impact their health, well-being and ability to peacefully enjoy their home and its surroundings over a several year period.
- Our understanding of the scale of the project is that the proposed piling works, works to insert support rods under our land, and works to Inchicore Depot (immediately behind our home) will be extensive and will involve a significant increase in noise due to the operation of heavy machinery. We are concerned about the effect of the noise pollution on our health and well-being. It is well documented that noise pollution has significant impacts on physical and mental health.
- We note it is proposed that some works will take place at night and we are deeply concerned that the noise and lights from these works will disturb our sleep. Given the proximity to residential areas, we do not see the necessity for any night-time works to take place.
- We note that the Environmental Impact Assessment Report states "During the construction phase of the Project, there is potential for very significant and profound negative residual effects at a small number of locations". We also note that the report states, "Four noise sensitive locations were identified as having a significant, negative, long term residual effect..." and we would like to know if we are considered to be within one of those four locations and, if so, would like more information on the proposed mitigation measures.

3. Environmental factors

- We are concerned about the impact of the proposed works on our local environment, particularly the impact on vegetation and wildlife habitat. There is a wealth of different species of birds in the trees behind our houses and we are concerned the proposed works will have a negative impact on them.
- In approximately October 2021, work began on cutting back the vegetation behind our homes, this resulted in a noticeable decrease in the quantity of birds in the locality. Additionally, as a consequence, there was a very significant increase in the noise from the trains and it is clear the vegetation was acting as a natural sound barrier.
- We are also concerned about the impact on our soil from the insertion of rods on the soil under our garden. We note that the Environmental Impact Assessment Report states that "The effect of this loss of soil resources is considered of moderate adverse significance without mitigation" (pg. 80).

4. Transport


- As residents of Landen Road, we will be doubly impacted by the closures Kylemore Road Bridge and Memorial Road Bridge. These roads are already congested, particularly at peak hours, and road closure on these route, however temporary, will have a significant impact on our day-to-day lives, as in both cases there is simply no other alternative route.
- We would however welcome the provision of additional walking/cycling facilities at Kylemore Road Bridge.

5. Air Quality

- Our understanding is that given the scale and length of the project, there will be a major increase in dust and pollution during the construction phase. We are concerned that this decrease in air quality will have a detrimental impact on our family's health. It is well documented that both short and long-term exposure to air pollution can lead to a wide range health problems. We are not convinced that the mitigation measures proposed in the Environmental Impact Assessment Report are sufficient to mitigate the serious risk posed to our health.
- We are also worried about the impact on air quality from the increased use of diesel trains. Any increase in diesel trains should not be contemplated as we attempt, as a society, to move towards sustainable energy sources and away from reliance on fossil fuels. We see that an increase in diesel trains will only have a negative, detrimental effect on our air quality – we live on a quiet street with little traffic and so we will not benefit from any suggested decrease in car traffic.

Overall, we believe the negative impact on human health as expressed in the Environmental Impact Assessment Report is significantly underplayed, in particular as a result of the increased noise and vibration, decreased air quality and impact on local transport. We are concerned that these issues will have a major detrimental impact on our family's health, well-being and income generation. We are also concerned about the impact on our property and the consequent devaluation of our property as a result of the proposed land acquisition.

Kind regards,


Emma King

(t) 