



Frances Moss  
66 Bannow Road  
Cabra  
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](http://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

Tell	Tel	(01) 858 8100
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64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Observation Submission to An Bord Pleanála

12 MAY 2023

Reference Number: LO-582 and LO-201

Fee: € \_\_\_\_\_

Type: \_\_\_\_\_

Time: 09:34

By: HAND

I am a homeowner living at 66 Bannow Road, Cabra, Dublin 7 who 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 following concerns before a decision 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 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.
- Communications received from Irish Rail in relation to the DART+ South West project were insufficient. I first received a letter on 29 August 2022, which gave an overview of the project and offered a meeting with representatives. Before arranging to meet, I sent several emails to find out exactly how my property would be affected. The response referred to the soil nailing but no specific information. As Irish Rail said they were not in position to provide any further information, I did not arrange for three representatives to come to my home, which I found very intimidating when I did not have the full details beforehand.

When I received the pack of documentation on 16 March 2023 giving the summary of the technical report and how much of my property would be affected I was very shocked as this had not been indicated by Irish Rail in my email correspondence with them. The documentation was very challenging to read and to understand how my home and Cabra would be affected. I spoke with my neighbours and as residents we meet together to see if we could understand the implications but the content was simply too technical. In particular, the documentation referred to the whole project and while it identified different zones, Cabra being Zone D, it was hard to decipher exactly how Zone D would be affected.

Through a local representative, we asked for a meeting with Irish Rail. They were reluctant to do this as they said the consultation was over and would only meet us online and only three residents. While they were able to clarify some questions many they could not. The communication officer from Irish Rail at this meeting informed us that any issues we had they could do nothing and to put them in a submission. When we asked Irish Rail if they had considered their communication in terms of plain English so that non-specialists can understand it and if they sought advice from the National Adult Literacy Agency (NALA) to assist in ensuring the content was delivered in plain English I was asked to explain what NALA stood for. It is my understanding that, **there is an obligation on Government and State bodies to ensure that all information for the public is written and presented in plain language.** This is a crucial step which was missed given the volume of the content and the need to read in detail to



ascertain the extent to which the proposed works directly affects property owners and the Cabra area.

- The documentation packs I received has incorrect information included. I am the sole owner of my property and the information contains the name of a person I previously, jointly owned the property with. When I informed Irish Rail they told me I had to put this into my submission. In addition I received two packs with two different reference numbers, **LO-582 and LO-201**, I request clarification on this and that Irish Rail address the inaccuracy of the information on the documentation.
- Irish Rail have confirmed that property condition surveys will be conducted before construction begins and when construction is completed. I request that this survey is made available to residents prior to construction commencing.
- I request that that Irish Rail confirm that they will complete any remediation work on the boundary walls of the properties affected that may be damaged during the soiling nailing and that they repair the walls immediately to the standard of the current walls. If this work is not completely in a timely fashion the security of the properties will be compromised.
- In relation to the soil nailing the Irish Rail engineers have advised that this will be done at one side of the line at a time which will extend the duration of the disruption to the property owners on Cabra Drive, Bannow Road and Attracta Rd. I request that a commitment is provided by Irish Rail that the soil nailing works be completed on both sides of the line at the same time.
- 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.
- 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 is a key concern that has not been addressed in any of the documentation received by residents or in meeting with Irish Rail.
- 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)
- I have serious concerns of the impact of the works in relation to dust and air quality. In the Technical summary, Section 12 Air Quality, it refers to tests that were conducted and that the air quality already does not meet regulatory standards and in effect negates any further impact as Irish Rail are stating that the quality of the air is already bad. In addition, this section of the report refers to Residential Effects (14.4) and that *'during the construction phase there is potential for very significant and profound negative residual effects at a small number of locations'*. The locations have not been provided and Irish Rail could not give us this information. This lack of clarity for residents adds to the concerns about the project and ineffective communication on the part of Irish Rail.
- 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 (Section 5.2). Noise will be a major side effect. I work from home 2 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, I 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.
- 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.
- 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+ South West 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 + South West 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.

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.

Frances Moss 12th May 2023  
FRANCES MOSS