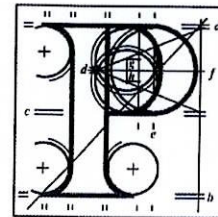


**Our Case Number:** ABP-316119-23

**Planning Authority Reference Number:**



**An  
Bord  
Pleanála**

Janine Cooper  
69 Landen Road  
Ballyfermot  
Dublin 10

**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 (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.

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,

Eimear Reilly  
Executive Officer  
Direct Line: 01-8737184

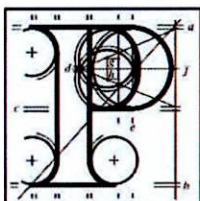
**Teil**  
**Glaao Áitiúil**  
**Facs**  
**Láithreán Gréasáin**  
**Ríomhphost**

**Tel**  
**LoCall**  
**Fax**  
**Website**  
**Email**

(01) 858 8100  
1890 275 175  
(01) 872 2684  
[www.pleanala.ie](http://www.pleanala.ie)  
[bord@pleanala.ie](mailto:bord@pleanala.ie)

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublín 1  
D01 V902



## 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

Janine Cooper

(b) Observer's postal address

69 Landen Road, Ballyfermot, Dublin 10.

### 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 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, when station intervals 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 by-passing 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. 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,

## 5. Grounds

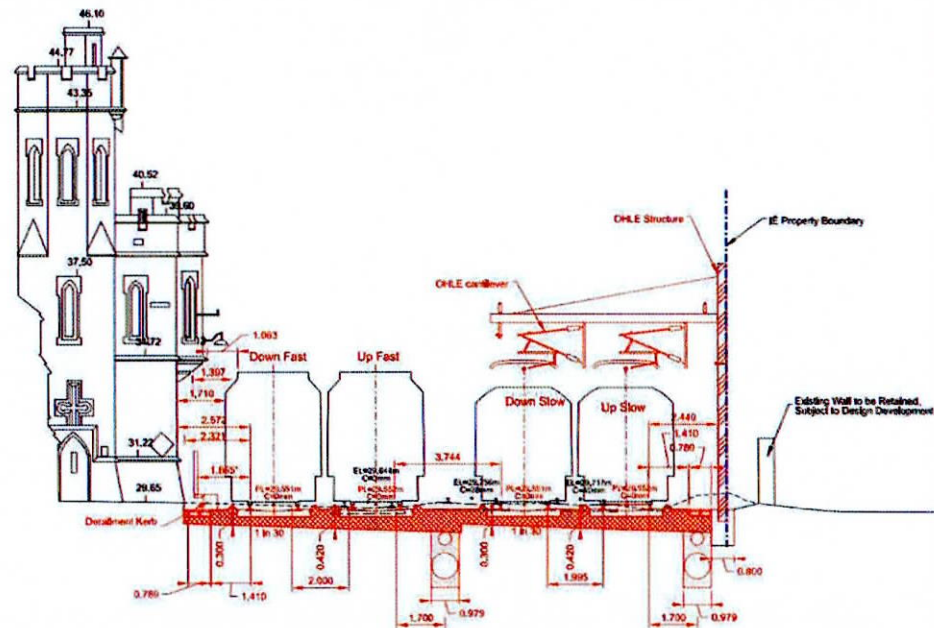
especially those terraces along south of Landen Road which border this proposed rail corridor. Effects of both airborne and ground noise across the full spectrum of low to high frequency, during and after construction should be minimised to best practice. Noise mitigation of proposed DART line should 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. How will this development affect the shed to the rear of my garden, as this borders the proposed rail corridor? I request that any auguring for the OHLE mast foundations does not detriment any structure at my address.
4. Measures to assess and avoid harm to existing wildlife along this proposed development, particularly birds and nocturnal species such as bats, must be taken.
5. Measures to avoid any pest infestations, such as rodents, into residences arising from rail work should be properly addressed.
6. 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

### 7. 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.

8. 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.
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



## 5. Grounds

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. Why cannot all residents whose properties bound this proposed development 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.

## 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