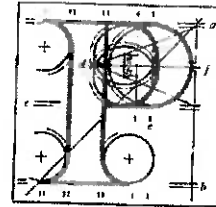


Our Case Number: ABP-316119-23



An
Bord
Pleanála

Laura Molson
275 Landen Road
Ballyfermot
Dublin 10
D10 R889

Date: 16 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 letter dated 16th May 2023 (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, there is no fee for an affected landowner, listed on the schedule, to make an observation on this case, therefore, a refund of €50 will be made to the credit/debit card used to make the online observation.

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,

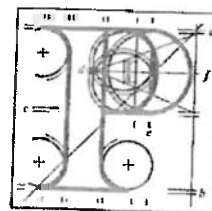

Eimear Reilly
Executive Officer
Direct Line: 01-8737184

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 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

Our Case Number: ABP-316119-23

Planning Authority Reference Number:



An
Bord
Pleanála

Laura Molson
275 Landen Road
Ballyfermot
Dublin 10
D10 R889

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,



Eimear Reilly
Executive Officer
Direct Line: 01-8737184

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email
(01) 858 8100
1890 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

An Bórd Pleanála Reference #: 308826

Name: Laura Molson

Address: 275 Landen Rd., Ballyfermot, Co. Dublin, D10 R889

Substratum Land to be Acquired: DSW.18832.S.94(C)

16 May 2023

An Bord Pleanála,

Please take into consideration the below Observation on SID application Dart+ South West of which my home in Lower Ballyfermot, garden railway facing is directly affected.

This project aims to enhance transportation infrastructure and connectivity, addressing the growing needs of the county and country. Ultimately, it leaves densely populated Lower Ballyfermot, perhaps the most directly affected, completely out. While the intention behind the application seems commendable if not looking too closely, it is crucial to consider the potential impacts on the directly affected community, environment, and existing infrastructure.

Community

Ballyfermot Train Station

It is not acceptable that a local train station is merely verbally accepted. Online and physically distributed plans must show clearly that Kylemore Station will be finalised during the earliest possible stage of construction.

Accessibility

This is a densely populated area, and we are underserved by public transport. There are many elderly and young people with special needs as well as families with buggies who would be much better served by a train than a bus¹.

Environment

Air Quality

The frequency of trains kicking up dust and dirt will absolutely affect the air quality.

Construction

Noise

Duration of works has not been accurately estimated. Having been resident in this house for 4.5 years, I know heavy works happen primarily throughout the night. The prospect of

¹ "A Planned DART Line May Pass Through Ballyfermot Without Stopping", Dalby, <https://dublininquirer.com/2021/03/31/a-planned-dart-line-may-pass-through-ballyfermot-without-stopping/>

ongoing works 24/7 for an indeterminate time will make living in this house very difficult - months? Years?

Several negative implications should be considered. Firstly, noise pollution disrupts the tranquillity and peacefulness of the residential environment, affecting the ability to rest, relax, and carry out daily activities without disturbance. I was unable to attach the videos I had made to provide as evidence here, but train-related noise is ongoing as it is and it can be very difficult to tune out sometimes. High-pitch idling is a horrible sound and it sometimes goes on for 3-4 hours.

Secondly, transport-related noise pollution poses potential health risks. Prolonged exposure to excessive noise levels can lead to increased stress levels and sleep disturbances. It may also contribute to elevated blood pressure and cardiovascular problems among individuals exposed to prolonged noise pollution². Disturbance during the night when residents are trying to sleep is not a matter to dismiss. Many of us have young children (ours just 11 months old) whose bedrooms face the train tracks, and the entire family's health and wellbeing depends on their undisturbed rest. *What assurances to buffer noise can be provided?*

Furthermore, the noise pollution negatively impacts the overall livability and desirability of the affected area. It can deter potential homebuyers, leading to a decline in property values and hindering local economic development. It also hampers the enjoyment of outdoor spaces, such as gardens, as the noise disrupts peaceful recreation and social activities.

Pest Control

It is well known that rats and other "pests" live around the trees and walls currently in place. I request that a well thought out pest control plan is in place before any work commences. This includes guidance and if needed, financial support to affected residents.

Existing Infrastructure

Retaining Wall

I understand that the retaining wall is to stabilise the base for the extra train track and to support the insertion of the rods/anchors. I seek confirmation on if there will be a gap between the existing wall and the new. Currently there are mature trees behind our wall and they are important to us for numerous reasons:

- Sound filtration
 - That is much more attractive than a 10m wall, which could well lead to our gardens feeling like prison encampments
- Filth filtration / Air quality control
 - Again, that is much more attractive and holistically beneficial
- Privacy

² "Health impacts of exposure to noise from transport",
<https://www.eea.europa.eu/ims/health-impacts-of-exposure-to-1>

- Without adequate infrastructure, Irish Rail workers and potentially train users can see directly into our daughter's bedroom.
- A sense of being close to nature, of which many studies over the years have proven to have positive psychological effects

If a gap is to be placed, I ask for assurance that this gap will be filled with trees and/or large shrubs so as to avoid any "gap."

Anchors

I have been made aware that the anchors will be 2 meters below the retaining wall and will continue in a downward direction when going towards peoples properties, and that they can go down as far as 10 meters. If planning permission is granted, and funding is allocated etc, I will be seeking the list of contractors Irish Rail are to provide to have a survey conducted on our property before any works start "in the unlikely case that any damage happens to any properties."

I am also concerned about future damage - we can already feel a bit of a shake from the power of the current trains passing as they do - what damage could come from high speed trains passing with extreme frequency over time? Say 10, 20 years?

Thank you for your consideration,
Laura Molson

[REDACTED]
[REDACTED]

Eimear Reilly

From: SIDS
Sent: Tuesday 16 May 2023 15:11
To: Eimear Reilly
Subject: FW: [URGENT-Deadline 16/05] 308826 CPO_Molson D10 R889
Attachments: 308826_Molson_SHD Observation Form 15052023.docx

From: Laura Molson [REDACTED]
Sent: Monday, May 15, 2023 10:17 PM
To: OnlineSupport <onlinesupport@pleanala.ie>; Bord <bord@pleanala.ie>; SIDS <sids@pleanala.ie>
Subject: Re: [URGENT-Deadline 16/05] 308826 CPO_Molson D10 R889

Apologies, please find my cover sheet attached (official SHD Observation form).

Kind regards,
Laura Molson
[REDACTED]
[REDACTED]

On Mon, 15 May 2023 at 22:04, Laura Molson [REDACTED] wrote:

[URGENT] - Deadline for submission is 5:30pm 16 May 2023

An Bórd Pleanála Reference #: 308826

Name: Laura Molson

Address: 275 Landen Rd., Ballyfermot, Co. Dublin, D10 R889

Substratum Land to be Acquired: DSW.18832.S.94(C)

Hi there,

My property is directly impacted by the CPO and I have been told by my local representatives that the €50 submission fee is therefore waived. There are no fields in the online submission form to highlight this and it seems I am to pay. Is this the case?

Is it possible submit my Observation here, and receive official confirmation of it's receipt? If I do need to pay to submit, please let me know as early in the day as possible so I can do so in time.

Thank you in advance,
Laura Molson
[REDACTED]
[REDACTED]

An Bord Pleanála Reference #: 308826

Name: Laura Molson

Address: 275 Landen Rd., Ballyfermot, Co. Dublin, D10 R889

Substratum Land to be Acquired: DSW.18832.S.94(C)

15 May 2023

An Bord Pleanála,

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If a gap is to be placed, I ask for assurance that this gap will be filled with trees and/or large shrubs so as to avoid any "gap."

Anchors

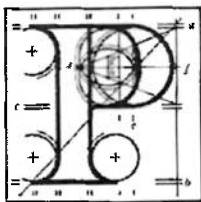
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Thank you for your consideration,
Laura Molson

[REDACTED]

[REDACTED]



An
Bord
Pleanála

Observation on a Strategic Housing 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

Laura Molson

(b) Observer's
postal address

275 Landen Rd., Ballyfermot, Co. Dublin, D10 R889

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

Click or tap here to enter text.

(b) Agent's postal
address

Click or tap here to enter text.

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 on.

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

308826

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

Substratum Land to be Acquired: DSW.18832.S.94(C)

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

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

275 Landen Rd., Ballyfermot, Co. Dublin, D10 R889

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.)

Attached as .pdf

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.

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.

Remember: You can insert photographs and similar items in part 5 of this form – Observation details

Fee

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

Observers (except prescribed bodies)

- strategic housing observation **only** is €20.
- strategic housing observation **and** oral hearing request is €70

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.

Please note you will have to pay the correct **additional non-refundable fee** to request an oral hearing. 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 observation

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

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

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.

The National Adult Literacy Agency (NALA) has awarded this document its Plain English Mark. Last updated: November 2020



For Office Use Only

FEM – Received		SHU – Processed	
Initials		Initials	
Date		Date	

Notes