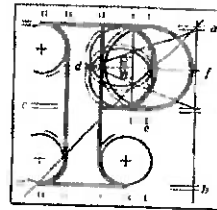


Our Case Number: ABP-316119-23



An
Bord
Pleanála

Michelle Moulder (nee Buroke)
64 Bannow Road
Cabra West
Dublin 7
D07 V2A3

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

| | | |
|--------------------|---------|--|
| Tail | 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 Baile Átha Cliath 1 D01 V902 | 64 Marlborough Street Dublin 1 D01 V902 |
|---|---|

Eimear Reilly

From: SIDS
Sent: Monday 15 May 2023 11:23
To: Eimear Reilly
Subject: FW: DART+ South West Electrified Railway Order 2023
Attachments: DART+ South West - Jack and Michelle Moulder.docx

From: Michelle Moulder [REDACTED]
Sent: Sunday, May 14, 2023 8:50 PM
To: SIDS <sids@pleanala.ie>
Cc: Jack Moulder [REDACTED]
Subject: DART+ South West Electrified Railway Order 2023

Good evening,

Further to the DART+ South West application to An Bord Pleanála by Córas Iompair Éireann, please find attached an Observation.

As per the Irish Independent of Monday March 13, 2023 as we are residents whose land may be acquired under the draft Railway Order, we are not required to pay a fee and can submit our observation via this channel.

We look forward to hearing from you in this regard.

Kind regards,

Michelle Moulder (nee Burke) and Jack Moulder,
64 Bannow Road, Cabra, Dublin 7, D07 V2A3

Reference: 18837.S.200 (a)

L0-200

DART+ South West

Observation Submission to An Bord Pleanála

We are homeowners on Bannow Road, Cabra, Dublin 7 who are impacted by the planned DART+ South West works. We wish to start by stating that we are 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, we would like An Bord Pleanála to consider the follow concerns before a decision in relation to the commencement of the works is made.

- We 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. Representatives of Irish Rail called to our house on request to discuss the DART+ South West Project. We found that queries raised were dismissed and follow up queries raised by the email address provided where not fully addressed.
- The documentation packs provided were lengthy and difficult to read. In a meeting held with residents representing Bannow Road and Attracta Road residents, Irish Rail confirmed that the documentation packs received were not submitted to the National Adult Literacy Agency (NALA) to assist in ensuring the content was delivered in plain English. This is a crucial step which was missed given the volume of the content and the need to read the content in detail to ascertain the extent to which the proposed works directly affects our property and the Cabra area.
- Irish Rail have confirmed that property condition surveys will be conducted before construction begins and when construction is completed. We request that this survey is made available to residents prior to construction commencing.
- We 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 our 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 our property. We purchased our 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 our property folio. This will impact our ability to "top up" our mortgage and impacts any future ability to build on the land without first consulting with Irish Rail. This impact was raised with Irish Rail at a meeting with residents, to which we did not

get a satisfactory response, and this is a key concern that has not been addressed in any of the documentation received by residents.

- To address the concerns of residents we 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)
- We would like Irish Rail to provide further details regarding the building works and any structures which may be erected in the line of sight of our property.
- We have a concern regarding possible subsidence which may occur in our garden due to the building works. Our garden currently "dips" in the centre and any works may lead to further "dipping" of the garden.
- 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. Noise will be a major side effect. We work from home 3 – 4 days per week during which time we take virtual meetings and require relative quiet to concentrate. This is currently available to us. Once the construction begins, we 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. We 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. We 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 16,000 people in the environs of Carnlough Road. Within 1km, a population of about 25,000 are residing. Also, if the National Children's Hospital is constructed, the station at Cabra would provide a connection for many people in the local areas to allow them to visit the hospital via public transport.
- As residents 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, we wish to once again highlight the need for an oral hearing relating to this project. As you can see, we 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 us as residents and we believe these must be satisfactorily addressed.

We trust that An Bord Pleanála will take these concerns on board when making a decision in relation to this project.

As we are impacted residents, no fee is applicable for this submission.

Thank you for your consideration, we look forward to hearing from you.

Jack and Michelle Moulder (nee Burke)

64 Bannow Road, Cabra, Dublin 7, D07 VWA3

Reference Number: **18837.S.200(a)**

L0-200