



Nicola Kelly
245 St. Attracta Road
Cabra
Dublin 7
D07 EC6A

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.

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

Teil	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

Nicola Kelly
245 st Attracta rd.
Cabra D7
D07 EC6A

Property Plan 18837
Property Number S.188(F)

DART+ South West

Observation Submission to An Bord Pleanála

~~Bannow Road~~
ATTRACTA RD

I am a homeowner on 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 follow 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. *Residents to note here the types of communications received regarding the project.*
- The documentation packs provided to residents as part of the information pack are inaccurate – for example, addressed to previous owners.
- We understand that Irish Rail are required to use Ordnance Survey maps for the purpose of this project. However, the maps received by residents are therefore not accurate of the current state of the properties in the area – this includes not displaying structures built on the property.
- 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.
- 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 will impact my ability to "top up" my mortgage and impacts any future ability to build on the land without first consulting with Irish Rail. This is a key concern that has not been addressed in any of the documentation received by residents.
- 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

AN BORD PLEANÁLA

LDG- _____

ABP- _____

12 MAY 2023

Fee: € _____

Type: _____

Time: 13:20

By: Anne

Commented [MP1]: I would suggest that residents outline the communication that they had and the difficulties in understanding this. Some people received letters, others accepted the offer of meetings. It will be important that in submissions these difficulties are set out and personalised. Then in our submissions we can state:

- In a meeting held with residents representing Bannow Road and Attracta Road residents, Irish Rail confirmed that the communication 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 in detail to ascertain the extent to which the proposed works directly affects my property and the Cabra area.

Commented [MP2]: In submission residents can outline if they have discussed this with Irish Rail or are aware of the possible impact. In our submission we can say this was raised at our meeting and we did not get a satisfactory response

Commented [MP3]: This can be adapted as some residents have already built on their gardens and these structures will be impacted

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)
- Health concerns – air quality, mental health, electrification of lines
- Unsightly visuals
- Subsidence
- 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. I work from home 3 – 4 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, 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. 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 Senator Marie Sherlock 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.

Commented [MF4]: The following issue need to be personalised to reflect individual residents concerns

Commented [MP5]: <https://www.dartplus.ie/en-ie/railwayorder/dart-south-west-railway-order>
This link was shared after our meeting and further information is available on the flood risk

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.

I'm concerned about you requiring 43.9 sq.m of my land. I was informed that it would be rods, 8 meters in and 8 meters deep. You seem to want alot more land than is needed. This is going under my existing shed/storage/games/playroom. how is this going to affect my structure. I have 3 KC registered dogs. if in the unfortunate case that my dogs require vet care from ~~not~~ eating poison or a poisoned rodent. from the posion you have laied. will you pay my vet bill? they are pedigree dogs. will the boundary lines of my property be affected or reduced?

Shirale Kelly



SHERIDAN FITZGERALD
Solicitors LLP

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12 May 2023

Our Ref SHE/

Your Ref:

Re: **Dart+ South West Project – Electrified Railway Order 2023.**
Our Clients: **Nicola Kelly of 245 St. Attractas Road, Cabra, Dublin 7**

Dear Sirs,

We refer to the above matter and confirm we act for the above named.

Please find enclosed Observation of our client.

Kindly confirm receipt.

Yours faithfully,

Sheridan Fitzgerald Solicitors LLP

Sheridan Fitzgerald Solicitors LLP

damien@sheridanfitzgerald.ie

Encls – (1)



DART+ South West

Observation Submission to An Bord Pleanála

I reside at and own 245 St. Attractas Road, Cabra, Dublin 7 which 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 follow 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. 11
- Communications received from Irish Rail in relation to the DART+ South West project were insufficient. For example, some residents received letters whilst other residents received offers of attending meetings. It seems that the Communication Packs received from Irish Rail were not submitted to the National Adult Literacy Agency in order to assist with the information provided being in a clear plain English. The information furnished to residents is complicated and extremely technical in nature.
- The documentation packs provided to residents as part of the information pack are inaccurate – for example some were addressed to previous owners.
- We understand that Irish Rail are required to use Ordnance Survey maps for the purpose of this project. However, the maps received by residents are not accurate as existing structures are not shown on the furnished mapping.
- 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.
- 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. Will the normal statute litigation periods apply?
- 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 St. Attracta's Road 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 and will be a registered burden on the Folio. This will impact my ability to “top up” my mortgage and any future ability to build on the land without first consulting with Irish Rail. This is a key concern that has not been addressed in any of the documentation received by residents.

- 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 works will **only** be completed during weekday working hours (09:00-17:00) and pursuant to the relevant statute.
- I have huge health concerns regarding air quality, my mental health, electrification of lines, unsightly visuals and subsidence
- 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. I work from home 3 – 4 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, 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. 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 Senator Marie Sherlock 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.

Signed: Nicola Kelly

Date: 12th May 2023