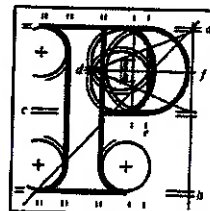


Our Case Number: ABP-316119-23



**An
Bord
Pleanála**

Orla Cassin
Apartment 504 The Old Chocolate Factory
Kilmainham Square
Dublin 8
D08 KR91

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 and oral hearing request (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.

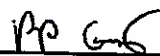
The Board has absolute discretion to hold an oral hearing in respect of any application before it, in accordance with section 218 of the Planning and Development Act 2000, as amended. Accordingly, the Board will inform you on this matter in due course.

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.

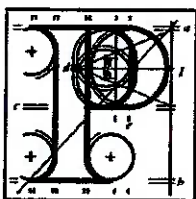
If you have any queries in the meantime, please contact the undersigned. Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,


Eimear Reilly
Executive Officer
Direct Line: 01-8737184

Tel	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1890 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



An
Bord
Pleanála

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

Orla Cassin

(b) Observer's postal address

Apt 504 The Old Chocolate Factory, Kilmainham Square, D08 KR91

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.

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

Click or tap here to enter text.

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

Dart+SouthWest

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

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

Kilmainham

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).

504 Kilmainham Square,
Kilmainham,
Dublin 8
D08 DR91

16th May, 2023

An Bord Pleanála,
64 Marlborough Street,
Rotunda,
Dublin 1
D01 V902

Re: Dart+ South West draft Railway Order

Dear Sirs,

I wish to make a submission regarding the Dart+ South West draft Railway Order.

I am the owner occupier of an apartment in the Kilmainham Square Development (also known as the Old Chocolate Factory). My apartment is a ground floor corner apartment which is immediately adjacent to the site. (Please see attached photographs)

I believe I will be directly impacted by the proposed works and would like to flag concerns I have in relation to these works during the construction and operation of same.

1. Noise:

Due to the close proximity of my home to the current tracks, both my living area and bedroom face said railway tracks. I am going to be very much impacted and believe matters will only disimprove as construction progresses. As I understand it, noise testing was carried out in early 2022, but although I offered my apartment this was not considered by Irish Rail and on speaking with other residents, it would appear that the testing sample was quite inadequate with only 3 apartments being tested, one of which was a 9th floor apartment!!!!

As a resident, you become used to a certain level of noise mainly as a result of Irish Rail maintenance works predominantly being carried out over night, they can be heard quite clearly and are quite disruptive. My concern is that a considerable proportion of the proposed construction will be carried out during night time hours and I believe the impact on residents has not been properly assessed by the EIAR given that there will be an increase in trains together with quite a lengthy construction timeframe, which as you can envisage works will be loud.

2. Vibration:

There is existing vibration felt throughout the development and again my home was offered for such testing but not considered, with again the testing sample being wholly inadequate given as I understand it, the EIAR sampled three apartments where it reported a 'moderate' vibration impact from a 3rd floor apartment! but nothing below a 3rd floor. I believe this is

5. Grounds

unsatisfactory and not representative and I object to the statement *'there will be no significant vibration arising from the proposed project in the operational phase and therefore no mitigation measures are proposed'* how can this be so, as from my personal experience with vibration in my apartment to date, it surely will only increase as the construction progresses and once completed with the increased frequency of train traffic.

3. Mitigation Measures/Sound Barriers:

The Railway Order does not provide enough details of design or information regarding mitigation from noise, vibration and air pollution etc During 2021 in the early stages of the community consultations, the possibility of an overhead canopy was suggested for the area that immediately adjoining Kilmainham Square from SCR Bridge. Is this something that could be considered?

The draft Railway Order does not make reference to any ground movement impact, given the close proximity of the Kilmainham Square Development to the proposed construction, and I can only speak from my own perspective, there is the potential for damage to boundary walls and even buildings themselves and it would be important that a management and cost plan be undertaken.

4. Public Consultation and Engagement:

The draft Railway Order cites *'throughout 2022 ongoing consultation and engagement was carried out by Iamrod Eireann and the TTA Consultancy team undertaking the scheme design and environmental assessment. This included additional pro-active measure to engage with landowners/occupier who would be affected by the project'*. From my perspective, as an owner occupier this did not occur. As previously stated, I had volunteered by home for both the noise and vibration testing with no response from Iamrod Eireann. I received no notification of the lodgement of the Railway Order but was told about it from a resident who had received an email notification. Consultation with residents has been poor to date and it is not good enough to communicate with the Management Company, Irish Rail do need to engage with residents more directly to ensure communications reach us.

5. Other Issues:

Air Pollution: At the moment, my windows cannot be left open for long periods of time, given its close proximity to the track and the impact of dust and dirt particulars. With the proposed construction, again, there will be the question of air quality and hence potential health concerns.

Electrified Lines: Given that there are four lines proposed, two of which are electrified, the design should ensure that the electrified lines are situated closest to the residential areas.

I understand that this is a necessary and major project and also as a train user welcome any upgrading and improvement that will lead to a more fit for purpose network, however, I believe that the concerns of local residents must be taken into account and that all the necessary impact assessments are carried out (which to date they have not been in my opinion) in order to lesson against long term disruption.

I trust Bord Pleanala will take on board these concerns

Yours faithfully,

Orla Cassin

Phone: [REDACTED]

Email: [REDACTED]

5. Grounds

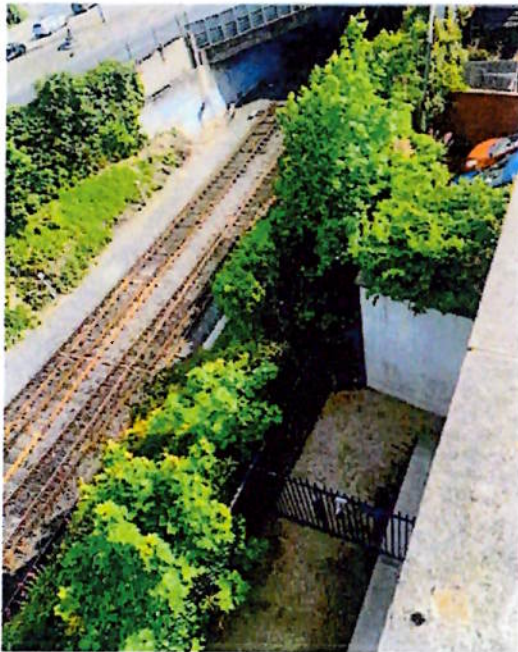
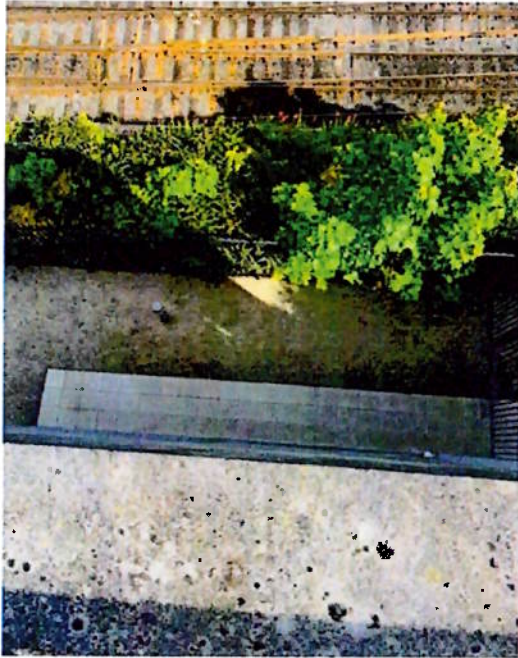
Proximity to Railway Line – 504 Kilmainham Square, D08 KR91



Views from Livingroom window

5. Grounds

Proximity to Railway Line – 504 Kilmainham Square, D08 KR91



Direct overhead views from my block terrace

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