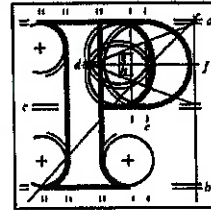


\* Landoonea

Our Case Number: ABP-316119-23

Planning Authority Reference Number:



An  
Bord  
Pleanála

Philip & Lilian Dalton  
17 Landen Road  
Ballyfermot  
Dublin 10  
D10 CX88

Date: 23 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 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 officer of the Board. 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

RA05

Tel	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

## Eimear Reilly

---

**From:** SIDS  
**Sent:** Thursday 11 May 2023 16:03  
**To:** Eimear Reilly  
**Subject:** FW: Dart + South West Electrified Railway Order 2023  
**Attachments:** I refer to the Dart.docx

**From:** Phil Dalton [REDACTED]  
**Sent:** Thursday, May 11, 2023 1:12 PM  
**To:** SIDS <sids@pleanala.ie>  
**Subject:** Dart + South West Electrified Railway Order 2023

### Dart + South West Electrified Railway Order 2023

#### ABP case number 308826

Philip & Lilian Dalton 17 Landen Road .D10 CX88 [REDACTED]

Property reference 7(BY) (BV) property plan 18832 P.1 (BI) / T.1 (BH).

Our property is referenced as being one of the residential developments that will be required under the CPO and impacted by this project,

We wish to **object** to the above application on the points outlined below.

- The proposed reconstruction of the bridge ref (OBC5) at the Kybher pass will create a situation that will impact our property from a **privacy** point of view. The current bridge does not overlook our property but if the newly planned bridge is constructed it will pose an **overbearing** impact to our property and impact the **privacy** of our home.
- The proposed widening of the Kybher pass lane way will involve the removal of part of a boundary wall and the acquisition of part of our property. The removal of this wall will impact our property from a **security** point of view as it will expose our property and neighbouring properties to potential intruders/trespassers during the demolition/construction period of the project.
- The removal of the boundary wall and land acquisition will also impact on our property as an **amenity**. Currently we have a private garden with mature trees, shrubbery and a greenhouse and this is an important feature to our property. The removal of the boundary wall will disrupt the use of or garden and destroy some of the trees, shrubbery and green house.
- The removal of the shrubbery and the trimming back of our mature trees will also expose our home to the Seven Oaks apartments which will impact our **privacy**. Currently the trees and shrubbery provide us with privacy from the apartment complex .If the boundary wall and the shrubbery are removed the apartments will become an **overbearing** impact to our property/home.
- The existing laneway was originally extended eastwards to provide access to the rear of the Seven Oaks apartment complex circa 2003. The boundary to our property is part of the original west boundary wall that runs through from Sarsfield road.

There is currently a strip of unused ground (ref 18832 T 302 B) in a derelict condition that is part of the seven oaks apartment complex and could be used to facilitate the widening of the kybher pass laneway and the repositioning of the footbridge.

- If this option was used it would avoid the removal of the west boundary wall and the destruction to our property and the other properties that will be impacted by the removal of the existing west boundary wall at the kybher pass.

On the basis of the above we trust that our concerns will be taken into consideration prior to a decision being reached on this planning application.

Philip & Lilian Dalton

## Dart + South West Electrified Railway Order 2023

ABP case number 308826

Philip & Lilian Dalton 17 Landen Road .D10 CX88 [phildalton60@gmail.com](mailto:phildalton60@gmail.com)

Property reference 7(BY) (BV) property plan 18832 P.1 (BI) / T.1 (BH).

Our property is referenced as being one of the residential developments that will be required under the CPO and impacted by this project,

We wish to **object** to the above application on the points outlined below.

- The proposed reconstruction of the bridge ref (OBC5) at the Kybher pass will create a situation that will impact our property from a **privacy** point of view. The current bridge does not overlook our property but if the newly planned bridge is constructed it will pose an **overbearing** impact to our property and impact the **privacy** of our home.
- The proposed widening of the Kybher pass lane way will involve the removal of part of a boundary wall and the acquisition of part of our property. The removal of this wall will impact our property from a **security** point of view as it will expose our property and neighbouring properties to potential intruders/trespassers during the demolition/construction period of the project.
- The removal of the boundary wall and land acquisition will also impact on our property as an **amenity**. Currently we have a private garden with mature trees, shrubbery and a greenhouse and this is an important feature to our property. The removal of the boundary wall will disrupt the use of or garden and destroy some of the trees, shrubbery and green house.
- The removal of the shrubbery and the trimming back of our mature trees will also expose our home to the Seven Oaks apartments which will impact our **privacy**. Currently the trees and shrubbery provide us with privacy from the apartment complex .If the boundary wall and the shrubbery are removed the apartments will become an **overbearing** impact to our property/home.
- The existing laneway was originally extended eastwards to provide access to the rear of the Seven Oaks apartment complex circa 2003. The boundary to our property is part of the original west boundary wall that runs through from Sarsfield road.

There is currently a strip of unused ground (ref 18832 T 302 B) in a derelict condition that is part of the seven oaks apartment complex and could be used to facilitate the widening of the kybher pass laneway and the repositioning of the footbridge.

- If this option was used it would avoid the removal of the west boundary wall and the destruction to our property and the other properties that will be impacted by the removal of the existing west boundary wall at the kybher pass.

On the basis of the above we trust that our concerns will be taken into consideration prior to a decision being reached on this planning application