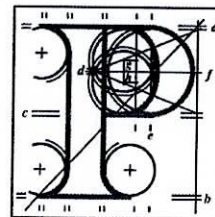


**Our Case Number:** ABP-316119-23

**Planning Authority Reference Number:**

**Your Reference:** Seven Oaks Management Company Limited



**An  
Bord  
Pleanála**

Access Property Services  
Unit 5 The Maieston  
Santry Cross  
Dublin 11

**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](http://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

<b>Tel</b>	<b>Tel</b>	(01) 858 8100
<b>Glaao Áitiúil</b>	<b>LoCall</b>	1890 275 175
<b>Facs</b>	<b>Fax</b>	(01) 872 2684
<b>Láithreán Gréasáin</b>	<b>Website</b>	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
<b>Ríomhphost</b>	<b>Email</b>	<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:** Monday 15 May 2023 15:13  
**To:** Eimear Reilly  
**Subject:** FW: DART + South West Electrified Railway Order 2023  
**Attachments:** Irish Rail Submission May 2023.pdf

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**From:** Admin Access <admin@propertymgt.ie>  
**Sent:** Monday, May 15, 2023 12:13 PM  
**To:** SIDS <sids@pleanala.ie>  
**Cc:** Brian Phelan <Brian@propertymgt.ie>  
**Subject:** DART + South West Electrified Railway Order 2023

BY POST AND BY EMAIL

Please see attached

Kind Regards

Margaret Delaney

Property Manager

003554-006218

Access Property Services

Unit 5, The Maieston

Santry Cross

Dublin 11

D11W958

Phone : 01 816-3333

PSRA No. 003554

At Access Property Services we take the outbreak of COVID-19 very seriously. Our priority at this time is to look after the wellbeing of our thousands of residents, contractors and staff.

As such we are advising everyone to follow the advice of the HSE in dealing with this issue. <https://www2.hse.ie/conditions/coronavirus/coronavirus.html>

It is up to everyone to play their part in helping to stop the spread of this virus. We have increased cleaning in all of our developments at all door handles, lifts, intercoms, keypads and anywhere else which is used frequently by the public. However, users of our buildings will still need to be vigilant and take all necessary precautions.

All our staff have the ability to work remotely and meetings can be held via conference call or postponed. We are on hand to deal with all issues as normal but, in order to limit contact with people, we will prioritize emergencies in the first instance. Any non-essential items will be dealt with when it is safe to do so. Lastly we want to thank everyone for their support.

If you are living in one of our developments, are vulnerable and need assistance, please contact us and we will make every effort to help.





Unit 5, The Maieston, Santry Cross,  
Dublin 11 D11W958

T: 01 816 3333

info@propertymgt.ie

accounts@propertymgt.ie

9<sup>th</sup> May 2023

re: DART + South West Electrified Railway Order 2023

To whom it concerns,

Please accept this as Seven Oaks Owners' Management Company's (SOMC) written submission regarding the application by CIE for a Railway Order for the DART+ South West Electrified Heavy Railway.

SOMC is the owners' management company which manages the common area in the multi-unit development that is Seven Oaks apartments on Sarsfield Road, Ballyfermot, Dublin 10. As our land may be acquired under the draft Railway Order, we are exempt for payment the submission fee.

With our submission, we wish to raise the following three key points:

1. We note mitigation measures listed in the Environmental Impact Assessment Report (Volume 1: p.94) to mitigate the noise impacts of the construction works. From consultation with owners, it is clear these will not be sufficient and that replacement of windows (i.e. triple glazing) on every floor will be the minimum requirement in terms of property specific measures.
2. We understand and accept that this project will result in the increased frequency of trains. As this is a long term effect, this strengthens the case for noise insulation measures to be offered to owners.
3. With regard to the land CIE proposes to acquire (temporary and permanent acquisition), if the Railway Order is confirmed, we request that all CPO compensation be directed to the SOMC sinking fund. This is the most equitable and efficient way of ensuring owners are compensated as no owner can be deemed more eligible than another to the common area which is being acquired.

Regards,

Access Property Services

For and on behalf of Seven Oaks Management Company Limited.