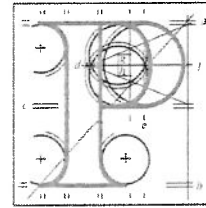


Our Case Number: ABP-320164-24



**An
Bord
Pleanála**

Des and Sharon Stone
254 Marina Village
Malahide

Date: 05 November 2024

Re: DART + Coastal North Railway Order 2024 - Northern Line between Dublin City Centre and Drogheda including the Howth Branch
Dublin City Centre and Drogheda, located in counties Dublin, Meath and Louth

Dear Sir / Madam,


An Bord Pleanála has received your recent submissions and oral hearing request in relation to the above mentioned case. The contents of your letter have been noted. Please accept this letter as a receipt for the fee of €50 that you have paid.

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 relation to the matter please contact the undersigned officer of the Board at laps@pleanala.ie

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

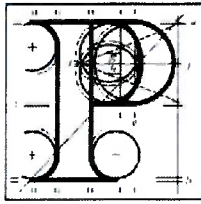

Aisling Reilly
Executive Officer
Direct Line: 01-8737131

RA03

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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

Des and Sharon Stone

(b) Observer's postal address

254 Marina Village, Malahide, Co. Dublin

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)

z **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)

320164

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

DART + Coastal North Railway Order 2024 - Northern Line between Dublin City Centre and Drogheda

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

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

North of Malahide Train Station – Adjacent to Malahide Marina.

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).

A summary of these impacts is outlined as follows:

- The DART+ Coastal North Project will include an extension to the Dart line to Drogheda and it is expected that the frequency of trains between Malahide and Drogheda will increase by 50% during 3 hour peak periods in the morning and evening.
- To facilitate the proposed increase in train frequency it is proposed to implement some track modifications, including the introduction of new turnback facilities, in the areas surrounding Malahide Station, namely the alongside the existing track behind the properties identified above.
- This will result in 3 railway lines, where there are 2 today. The new 3rd track and a new retaining wall will be built on the estuary side of the existing tracks. Irish Rail have abandoned the plan to construct the the 3rd track on the Marina Village side. The construction of the 3rd track will allow trains to be turned back clear of continuing services on separate tracks.
- This will require a Permanent Way and Track: which will result in the construction of a permanent stepped access platform to allow the driver to transit from one end of the train to the other without using the train steps. As a minimum, this will require a set of steps/raised walkway to allow the driver to walk between the two lines. It will also include a hand rail and lighting. The height of this walkway would be the same as that of the railway station platforms above the tracks. This platform will extend along the tracks affecting all residents who currently have a view of the estuary.
- Irish Rail will establish a construction staging area next to the treatment plant close to the creche and will require some access (the extent not specified by Irish Rail) by construction vehicles via the Marina Village road.

These proposals, as currently laid out, will have a significant and direct impact on us as property owners backing directly onto the railway line and other residents facing the tracks and would include:

- Negative impact on visual amenity:
 - the permanent raised walkway, hand rail and lighting. Trains stationary for periods of time. Residents whose properties back onto the railway tracks have a small balcony area , which is at track

5. Grounds

level, and is the only outdoor space for residents living adjacent to the railway tracks. These proposals will have a major negative impact on the visual amenity. We include a photograph of our view and another with an obstructed view where Irish Rail recently placed track sections, without notifying residents. We contacted Irish Rail and they informed us that they were placed there in advance of works to be carried out in 2 weeks' time (30th October). The reason we included this latter image is to show what impact the proposed works would have on our view. Irish Rail's assertion that there would be minimal impact is not accurate. They were unable to provide digital renderings of how the new rails will look to residents at their online presentation. This is our only outside recreational area and a raised platform and lighting which will significantly impact our view and our outside environment. This is aside from the increased frequency of trains and the proposed new speed limit of 90mph (the current limit is supposed to be 70mph), in total it will make our only outside space unusable and will dramatically affect the property value of our home.

- Health and Safety Concerns:
 - Noise & Vibration and impact on homeowners and residents during the 2 years (at least) of the construction phase which will include heavy construction such as piling. OHLE masts are to be installed. They will be spaced typically every 40 to 50 metres each side of the track. Pile lengths in the range of 5m to 12m have been considered with increased pile lengths up to 18m have been considered at the Malahide turnback, given the ground conditions in this area.
 - This will have consequences for residents in the area including those older retired members of the community, a number of who live in apartments at ground level close to the tracks where the proposed construction is due to take place. Some of these residents have carer's. Day time and nighttime construction noise will have a detrimental effect on them.
 - It will also impact those who work remotely. For example, our home office is in the room directly overlooking the tracks to the back of the house. No other rooms are appropriate to work from – a kitchen and a bedroom. The construction noise will impact our ability to work effectively at home. Per Irish Rail, it envisaged that some works will be by day (especially at weekends) and some by night.
- Quality of life for residents in the area including those older retired members of the community.
- Property values will be significantly affected due to the impact on our only outside area.
- It is important to note that we still feel option 5A (Central Turnback south of Donabate) should have been a viable option but failed to move to the short

5. Grounds

list of options considered. Residents still do not understand why IR would impact our community versus a green field area that would have limited impact on any existing residents. We feel that this option should be looked at again as the arguments IR gave to disregarding it were, Donabate train users being disappointed seeing a train on the turnback but it not coming into Donabate station to collect passengers. As regular train users, I find this incomprehensible as trains regularly wait outside stations and might not stop at every station, most users go by a timetable, rather than looking down the tracks to see whether a train is waiting or not. Secondly, they said that land had been zoned for residential housing, however, there were no current plans to build housing on the site yet. So, we have a valid option being disregarded on flimsy counter arguments, in favour of an option that will definitely affect existing residents and properties in situ at Marina Village for a minimum 2 year period. It simply does not add up and IR are picking an easy option on paper with complete disregard to the impact this will have to us as residents. IR also rejected the Donabate option based on it not achieving the proposed train service specification. However, it has been shown recently that the Irish rail network has been unable to handle the addition of extra trains from Belfast and Drogheda, the changes caused major delays to commuters and IR were forced to change the timetables back to the original one. This is an example of how things look good on paper but are disastrous in practice. By placing the turnback at Donabate, IR may need to use some additional manoeuvres, but they will be able to achieve their train service specifications with a bit more proper planning.

- When we tried to engage with IR about the plans, IR refused our request for a blended in-person/online meeting in January 2024. We informed them that a number of older/less tech savvy residents would not be able to join this way, however, they refused and only offered an online Teams meeting. On 11.09.24 we received a letter from IR stating they had made an error in their railway order application. On 22.09.24 IR responded stating that rather than having to compare the two versions of the lengthy overall application, could they please let us know what the error was and what section/paragraph it was located at. Their response what to direct to the website without providing any clarification around the error in question (email attached for ref).

5. Grounds

- Photos of our current view:

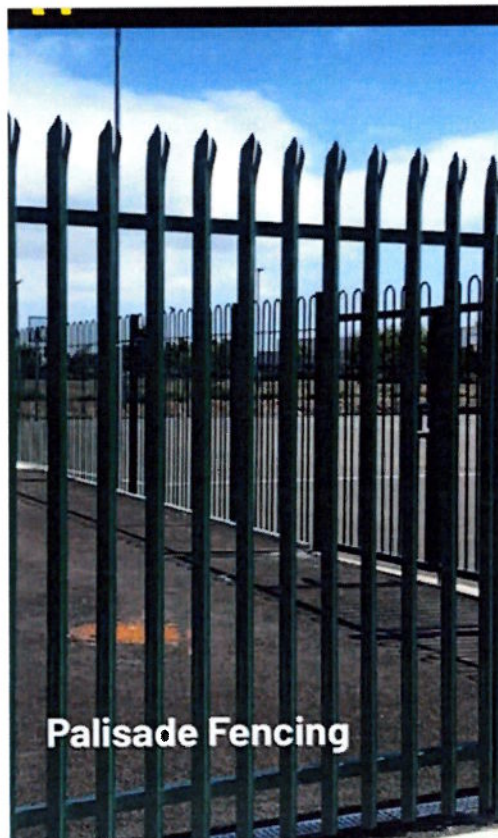


5. Grounds

- Photo of current view blocked with new Railway lines to portray the visual impact of having new railings like the proposed Palisade railing in the plans, which will be even higher.



- Example of Palisade railing referred to in the railway order.



5. Grounds

- Email to/from IR with regard to error made in Railway Order application.

From: Des Stone <desstone254@gmail.com>

Sent: Sunday, September 22, 2024 12:21 PM

To: DARTCoastalNorth <DARTCoastalNorth@irishrail.ie>

Subject: Dart+ project ref ipid-0763

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Geraldine

Thank you for your letter of 11 September advising of the error identified in the pre-application file. Rather than having to compare the two versions of the lengthy overall application, I would be grateful if you could let me know what this error is please, what section/paragraph is it located at.

Many thanks in advance.

Des Stone

Sent from my iPhone

From: DARTCoastalNorth <DARTCoastalNorth@irishrail.ie>

Sent: Monday 23 September 2024 10:06

To: Des Stone <desstone254@gmail.com>

Subject: Re: Dart+ project ref ipid-0763

5. Grounds

Good Morning Des,

As noted in our recent email update, an error was identified in the pre-application consultation file submitted with the Railway Order application. On becoming aware of this error (which was the accidental and inadvertent omission of part of the file), and in compliance with a request from An Bord Pleanála, Córas Iompair Éireann (CIÉ) has now submitted a full and complete version of the pre-application consultation file to An Bord Pleanála, has published the documentation on the DART+ Coastal North website and has made the complete file available for inspection with the rest of the Railway Order documentation at the locations noted in the published newspaper notices.

The updated information is available on our website via the following link and identified in the image below: <https://www.dartplus.ie/en-ie/railwayorder/dart-coastal-north-railway-order-application>

I hope this helps,

Kind Regards

Chris Bradish

DART+ Coastal North Project Team.

Hide message history

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.