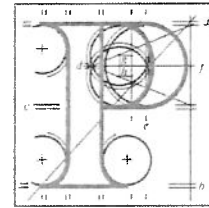


**Our Case Number:** ABP-320164-24



**An  
Bord  
Pleanála**

John Flanagan  
The Haven  
62A Clontarf Road  
Clontarf  
D03 ND30

**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 letter 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](http://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](mailto: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

**Teil** (01) 858 8100  
**Glaos Áitiúil** 1800 275 175  
**Facs** (01) 872 2684  
**Láithreán Gréasáin** [www.pleanala.ie](http://www.pleanala.ie)  
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The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1, D01 V902.

The Haven  
62A Clontarf Rd  
Clontarf  
Dublin D03 ND30

21<sup>st</sup> October 2024.

Reference: Application for Railway Order - DART + Coastal North Railway Order 2024 - Northern Line between Dublin City Centre and Drogheda including the Howth Branch, by Córas Iompair Éireann (Reg.Ref. NA29N.320164)

Dears,

I am making this observation in relation to the above Application, both in my personal capacity as a member of Sutton Golf for more than 35 years and as the member currently tasked with the financial management of the club.

Currently I travel to and from Sutton Golf Club 5 days each week using the Lauder Lane access across the Cosh level crossing, prior to having the finance lead role it would be 3 times each week. In addition, I use the crossing as a pedestrian, two times during a nine hole game of golf or four times during an eighteen hole game.

#### **Legal Right of Way.**

I believe that given the frequency and length of time that I have used Cosh crossing, that I have an established legal right of way to be able to continue to use the Cosh crossing without that right of way being further infringed by this application. There is existing legal precedence in the Irish Courts to support my right of way claim. I believe the proposer of these changes has totally disregarded my legal rights based on the changes they are proposing. Given the financial future of Sutton GC will be put at serious risk, I will vote to support my club if they should decide that it is necessary to seek an adjudication in the courts to protect the rights of the club and its members and visitors.

#### **Increase in the Frequency of the gates at Cosh Crossing being closed.**

During the last two years there has been an increase in the frequency of the gates being closed for an excessive amount of time, more than five minutes on many occasions. This seems to be related to the timing management of the gates being closed both on Station Road and at Cosh crossing. I have travelled extensively, in more than 35 countries, and my observation based on using trains in other countries is that the timing of the management of these gates closing is out of sync and leading to the increased amount of time that we see the gates currently being closed. Based on this mismanagement we are very likely looking at very significant closure times should this proposal be approved.

#### **Health and Safety**

If this application is allowed to proceed the amount of time that it proposed that the gates will be closed creates a health risk to the members and visitors of our club. Early this year, one of members had a heart attack and the swift response of the ambulance services meant that he survived the incident. It is correct to say that there are two access roads to our club, Lauder Lane and Burrow Road, but during the summer months the Burrow Toad becomes impassable

due to the large volume of cars parked and trying to find parking. It has become more frequent in recent years that the Gardai have had to make the Burrow Road access one way on a temporary basis because of the congestion. If an ambulance, or any other emergency vehicle was to use Lauder Lane and found the crossing gates to be closed it is almost impossible to make a U-turn in the lane because of its size. If this application proceeds, it will increase the risk of death for members or visitors who would urgently require the assistance of the emergency services.

My concern in relation to safety, relates to the significant increase we have seen in recent years of young people, many of whom are foreigners, using Cosh crossing to access the Burrow Road beach, having arrived by Dart into Sutton station. When the gates remain closed for more than 5 minutes, quite a few of these young people physically climb over or squeeze through the opening to continue their journey. The frequency of the times the gates would close in the future, if this application is allowed to proceed, would mean we are likely to see an increase in the number of people not waiting for the gates to open, increasing the risk of a serious incident at the crossing.

### **Financial Future of Sutton Golf Club**

Sutton Golf Club is not only a sporting amenity enjoyed by approximately 750 members, with almost 100 juveniles and juniors using the facility during the school holidays. It is also recognised as an SME (small to medium sized business) because it employs between 22 and 26 people to run the club facilities. This includes ground staff managing the course, office staff running the business of the club and staff to manage and run the bar and restaurant services.

Based on my work on the finances of the club I can confirm that this club is not an affluent club with large financial reserves. If this proposal is approved, it will put the future of the club as both a business and a sporting facility at serious risk. Visitors will not want to come to a club where they have frequent and long waits several times during the round of golf, waiting for the crossing to reopen. We also would no longer be able to attract new members for the same reason as above.

### **Summary**

I am requesting An Bord Pleanála to reject the aspects of the Railway Order Application made by Iarnród Éireann because of the reasons I have detailed above. If this proposal is approved as presented, it will jeopardize the future of Sutton Golf Club both as a sporting venue, that has existed for over 130 years

We attach the fee of €50.00 to cover the cost of this observation and ask that all correspondence relating to the above be sent to my address above.

Kind Regards

John Flanagan.