
Appendix 1.5
PC2 Addendum Report
(2022)

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1. Public Participation and Engagement - Overview

From the outset, the DART+ South West project team has provided and promoted opportunities for the public, stakeholders, and property owners / occupiers to participate in the project and inform its development.

This includes providing a dedicated project information service – telephone, email, website, and postal address; and undertaking two focused periods of non-statutory consultation.

- Project Consultation number 1 (PC1) was held in May – June 2021 and focused on the Emerging Preferred Option.
- PC2 focused on the Preferred Option and was held in November – December 2021.

Both public consultations involved virtual consultation rooms, and a series of webinars for the public and stakeholders to become more informed, meet the project team, and provide feedback to inform the project. They were promoted across media, social media, and direct mail. The local elected public representatives were also notified and provided with briefings.

Proactive engagement with potentially impacted property owners / occupiers (residential and business) commenced in May 2021 and is ongoing. The extensive engagement efforts undertaken in PC1 and PC2 is summarised in a standalone report on each process.

This report summarises the additional consultation and engagement measures carried out for DART+ South West during 2022 while the project design was being further developed and the Railway Order application was being prepared.



Figure 1 DART+ SW: Summary of Property and Public Engagement

2. Engagement with Property Owners / Occupiers Immediately After the Second Public Consultation (PC2)

After PC2 ended, the project team determined that many of the 159 potential impacted property owners / occupiers identified had not participated. It was therefore decided to make further efforts to engage with them.

Therefore, in January 2022 the project team again wrote letters to these property owners / occupiers inviting them to contact the project team by telephone / email. (See Appendix A). The purpose of this engagement was two-fold:

- to provide property owners / occupiers with advance notice of the project before the statutory stage; and
- to further inform project development.

Direct Engagement

Many property owners / occupiers responded to this letter and contacted the project team.

The result was that in total the project team liaised with more than two-thirds of identified properties primarily in Ballyfermot, Inchicore, Kilmainham and Kylemore, by phone / email / meetings during PC2 (November / December 2021) or between January and May 2022. This engagement included with people who owned / occupied homes, lands, commercial units, and Dublin City Council dwellings.

It should be noted that there was no response from some property owners contacted.

Property Registration Authority of Ireland (PRAI) Searches

Property owners' names have been identified via PRAI searches, and in some cases this data was found to be out-of-date. The project team has continued to update the property owner database where new information has become available in the course of the engagement process – for example in meetings held in the affected locations.

2.1 Issues Raised – Spring 2022

Issues raised by property owners / occupiers included concerns about the loss of their boundary walls during construction, including privacy and anti-social behaviour; vegetation loss; disturbance to / loss of structures in their gardens; construction noise and disruption; and the need for a railway station at Kylemore. This feedback was provided to the wider project team to inform their work.

3. Additional Property Owner Engagement in August – December 2022

3.1 Communications and Engagement Measures

Throughout 2022, project work continued with particular focus on minimising the impact on surrounding communities and third-party property owners / occupiers. Two sections of the project pose particular challenges:

- The four-tracking of the railway in the section from Park West to Heuston, owing to the dense urban environment and limited width of the existing railway corridor.
- Stabilisation of the cutting of the GSWR line in Cabra and Glasnevin.

The design team sought to reduce the number of properties where permanent land take would be required outside of existing CIÉ land ownership. This included several iterations of the design both in terms of alignment and geotechnical /structural solutions proposed.

In the four-tracking area, the final design solution manages to avoid the need for widening of the rail corridor that would have resulted in the need to permanently impact the surface level of a large number of residential gardens and removal of many boundary walls. However, this solution does require underground soil anchors, extending beyond the CIÉ land ownership, and requiring substratum land acquisition. There are a small number of properties, where some permanent land acquisition is still required, and these may also require demolition of garden boundary walls and associated structures, but it is expected that these lands will ultimately revert to the property owner.

On the GSWR line, the preferred engineering solution to ensure long term stability of the existing railway embankment is by using ‘soil anchors’, which is an established geotechnical solution. The soil anchors may extend beyond the CIÉ property boundary and impinge on the substratum beneath properties in the Cabra and Glasnevin areas.

As a result of this design optimisation, some of the properties previously contacted, have had a change of impact to their property. Additional properties that may be impacted were also identified, including in Cabra and Glasnevin, as well as along the four-tracking area.

Therefore, in August 2022 the project team embarked on a further effort to notify the previously identified potentially impacted property owners / occupiers as well as newly identified property owner/occupiers before the Railway Order application was lodged. During this engagement members of the project team also carried out further surveys and investigations to establish details of existing structures, where there may be impacts on the boundary.

Postal Correspondence August - November 2022

In August 2022 the project team wrote to the 360 potentially impacted property owners / occupiers that were identified (See sample letter in Appendix B). This mailing list included residential and commercial owners / occupiers, apartment blocks and public sector bodies such as local authorities, An Garda Síochána, OPW, etc.

The property owners / occupiers were encouraged to contact the project team to schedule a meeting either at their property or virtually.

While there was a strong response to this letter in the initial weeks after it was posted, many property owners / occupiers did not respond. Therefore, we issued a second letter to the following groups in November 2022:

- Home owners / occupiers who we first identified and wrote to in Autumn 2022 regarding potential impacts to their property, but had not yet responded

- Non-residential properties (private and public sector) who had not responded to our letter in the Autumn.

For this stage of engagement, we placed all letters in project-branded envelopes in an effort to encourage more people to read the contents. (See Appendix C)

Contact with Apartments

The management companies of many apartment blocks had responded to our previous correspondence, but some had not. A decision was made to reach out to them again and to also contact each owner / occupier of all apartments potentially impacted.

This was achieved by contacting the management companies and / or visiting apartment blocks to establish the number of dwellers to be contacted. In November 2022 Letters were issued to apartment dwellers via either their management company by email, delivery into their apartment letter boxes or by post where letter boxes were inaccessible.

Direct Engagement

Immediately after the first letters arrived on 30th August 2022 there was a strong response from property owners and occupiers, resulting in hundreds of phone calls and emails seeking to schedule meetings and gain further information.

Again, in November, after the next phase of correspondence arrived, a number of property owners / occupiers, including from apartments, made contact to set up meetings / get further information on the telephone / email.

From 30th August up to 16th December 2022, members of the project team:

- Spoke to numerous property owners / occupiers on the project telephone line (01-284 1029)
- Corresponded with several property owners / occupiers on the project email (DARTSouthWest@irishrail.ie).
- Met with the property owners / occupiers, of circa 150 properties, mostly at their properties and some on MS Teams virtual meetings.

Format of meetings with Property Owners / Occupiers

While we organised over 150 meetings, on a few occasions, property owners / occupiers cancelled their scheduled meeting and did not reschedule.

For meetings with residential properties, three project team members attended: one each from the Consulting Engineers, CIÉ Property and Iarnród Éireann Communications (or the Consultant's Communications team on occasion). Meetings with commercial properties were attended by CIÉ Property and a Consulting Engineer.

On several occasions, groups of neighbours attended in one home to meet the project team so that they could find out more information together.

Where photographs of boundary walls / gardens were deemed useful, these were captured by the project team, with the property owner / occupier's permission. Notes of all meetings were taken to gather feedback, and this was provided to the wider project team.

Property Meeting Follow-up Correspondence

In some cases, the property owners / occupiers whom we met requested follow-up information and / or a summary of the discussion in writing. This was provided where requested.

In addition, in November 2022, we wrote to all those whom we met since August 2022, to acknowledge our meeting, update them on the project timeline and advise them that they will receive formal correspondence at the statutory stage in early 2023. (See Appendix D)

Calling Cards

A DART+ South West calling card was left with property owners / occupiers to ensure they had the project information phone line, email, and website to-hand if they needed to contact us further. (See Appendix E)

Elected Public Representatives

Iarnród Éireann also maintained regular contact with individual TDs and Councillors throughout the project duration.

In addition, briefings were held on 29th August to appraise the local elected public representatives of this phase of property engagement before the first round of correspondence was issued to property owners / occupiers.

3.2 Issues Raised – Autumn / Winter 2022

Property owners cited support for the overall principal of this project and welcomed its strategic value to the wider population but reiterated that they would endure much disruption and pain from the project while not reaping any benefits from it.

The following issues were also raised:

- Compensation for temporary / permanent acquisition and / or for disruption during construction.
- Construction impacts including for those working from home, dust, noise and lighting (during night works).
- Impact of underground soil anchors on future development / extensions and concern that the soil anchors might damage their property.
- Loss of space / gardens during construction for properties in Ballyfermot and Murray's Cottages.
- Noise at operational stage, from the additional trains.
- Railway Stations – calls for additional stations at Cabra/Glasnevin and Kylemore.
- Rats and pest control.
- Security including the risk of more robberies and anti-social behaviour if the project increases access to homes and security during construction, including due to access for workers and deliveries.
- Vibrations at both operational and construction stage causing damage to homes.
- Vegetation loss including impact on birds, the environment and overall wellbeing. Property owners fear that vegetation loss may result in light pollution from commercial buildings impinging on their homes as well as reduced privacy and greater visibility into gardens/homes from trains/apartment blocks/commercial units. Vegetation loss was also linked to concerns regarding anti-social behaviour.
- Visual impacts of the project were mostly concerned around vegetation loss.
- Wildlife loss / damage during construction; at operational stage due to additional trains; and because of loss of vegetation.

These issues have been conveyed to the technical team in DART + South West so that the project design and construction management plan can take them into account in so far as possible.

4. Conclusion

This report is being completed on 16/12/2022 and will be included with the draft Railway Order application to An Bord Pleanála.

It is acknowledged that at this stage, despite our efforts to proactively reach out to all property owners / occupiers, we have not received responses from approximately half of those contacted.

It should be noted that in all engagement efforts, property owners' names have been identified via PRAI searches, and in some cases this data was found to be out-of-date. The project team has, and will continue to, update the property owner database where new information becomes available in the course of the engagement process – for example in meetings held in the affected locations.

Iarnród Éireann will continue to maintain a focus on communications and engagement with local communities and affected property owners throughout the Railway Order application process. The project phone line, email, website, and postal address remain active to deal with queries and provide information.

Appendix A

Letter to properties in January 2022



Córas Iompair Éireann

Bainistíocht Maoine Grúpa
Teach Curzon
35, Sráid na Mainistreach Íochtarach
Baile Átha Cliath 1
D01 H560

Group Property Management
Curzon House
35, Lower Abbey Street
Dublin 1
D01 H560

Láithreán Gréasáin/Web: www.cie.ie
Tel: +353 1 703-2932
Email: property@cie.ie

[Name]

[Address]

Date: 24th January 2022

Property Reference Number: **[TTA reference]**

Notification to Landowners re. DART+ South West Project Preferred Option

Dear Sir/Madam,

I am contacting you as you are a potentially impacted landowner by a proposed new Irish Rail project, and we want to provide you with the opportunity to discuss this with us.

Iarnród Éireann has received authorisation and funding to progress the design and planning for the DART+ South West Project. The DART+ South West Project is a rail infrastructure project that is seeking to significantly increase rail capacity between Hazelhatch & Celbridge Station and Heuston Station, and Heuston Station and Glasnevin via the Phoenix Park Tunnel. This can be achieved by electrifying the rail line, providing high-capacity DART trains and increasing their frequency. Further project details can be viewed on the dedicated project website www.DARTplus.ie.

At this stage of the design development, Iarnród Éireann has assessed various options to deliver the project requirements, a Preferred Option has been identified and public consultations have been held.

I attach a drawing identifying the Preferred Option relevant to your property. As a property owner who is potentially affected by the Preferred Option, we have written to you previously but so far do not have a record of hearing from you. I would like to invite you to contact our project team to discuss how the project may affect your property and provide us with your feedback.

The Landowner Liaison Officer can be contacted on the Project Helpline Tel: (01) 284 1029 or email DARTSouthWest@irishrail.ie. Please quote your unique Property Reference Number - listed at the top of this letter - on all correspondence.

We look forward to hearing from you.

Yours Faithfully,

Frank Masterson (CIÉ Property Group)

Appendix B

Letters to properties in August 2022



Córas Iompair Éireann

Nam

Bainistíocht Maoine Grúpa
Teach Curzon
35, Sráid na Mainistreach Íochtarach
Baile Átha Cliath 1
D01 H560

Group Property Management
Curzon House
35, Lower Abbey Street
Dublin 1
D01 H560

Láithreán Gréasáin/Web: www.cie.ie
Tel: +353 1 703-2932
Email: property@cie.ie

[Name]

[Address]

29 August 2022

RE: Notification to Property Owners re DART+ South West Project

Property Reference: [Insert TTA reference]

Dear [Name],

Further to our previous discussions with you about the proposed DART+ South West Project, design has progressed further. We would like to discuss the updated situation with you regarding potential impacts on your property, either virtually or in person, over the coming weeks. **Please contact our project team at (01) 284 1029 or DARTSouthWest@irishrail.ie to arrange a meeting.**

Project Update

The proposed DART+ South West Project seeks to significantly increase rail capacity between Hazel-hatch & Celbridge Station and Heuston Station; and between Heuston Station and Glasnevin via the Phoenix Park Tunnel. This will be achieved by electrifying the rail line, providing high-capacity DART trains, four-tracking the railway between Le Fanu Road and Heuston Station and increasing the frequency of trains. Further project details are on the project website www.DARTplus.ie.

During the design process it has become apparent that it is necessary to facilitate the four-tracking to extend the existing retaining walls on the northern and southern boundaries of the existing rail corridor. CIÉ & Iarnród Éireann would like to meet with you, and a representative if you wish, to discuss the impact that this may have on your property.

Design for the project is progressing. Iarnród Éireann will submit a Railway Order to An Bórd Pleanála in the coming months. The Railway Order and accompanying Environmental Impact Assessment Report (EIAR) will be subject to statutory consultation. An Bórd Pleanála may at its discretion hold an oral hearing into the application. Subject to the Railway Order being granted and funding approval, construction could commence in 2026.

We look forward to hearing from you and, hopefully, meeting you again soon.

Yours Faithfully,

Frank Masterson (CIÉ Property Group)

August Letter #2 – Newly Identified Properties



Córas Iompair Éireann

Bainistíocht Maoine Grúpa
Teach Curzon
35, Sráid na Mainistreach Íochtarach
Baile Átha Cliath 1
D01 H560

Group Property Management
Curzon House
35, Lower Abbey Street
Dublin 1
D01 H560

Láithreán Gréasáin/Web: www.cie.ie
Tel: +353 1 703-2932
Email: property@cie.ie

[Name]

[Address]

29 August 2022

RE: Notification to Property Owners re DART+ South West Project

Property Reference: [Insert TTA reference]

Dear [Name],

I am contacting you as your property may be impacted by a proposed Iarnród Éireann project, DART+ South West. We would like to meet you to discuss this over the coming weeks, either virtually or in person. **Please contact our project team at (01) 284 1029 or DARTSouthWest@irishrail.ie to arrange a meeting.**

Project Update

The proposed DART+ South West Project seeks to significantly increase rail capacity between Hazelhatch & Celbridge Station and Heuston Station; and between Heuston Station and Glasnevin via the Phoenix Park Tunnel. This will be achieved by electrifying the rail line, providing high-capacity DART trains, four-tracking the railway between Le Fanu Road and Heuston Station and increasing the frequency of trains. Further project details are on the project website www.DARTplus.ie.

Design for the project is progressing. Iarnród Éireann will submit a Railway Order to An Bórd Pleanála in the coming months. The Railway Order and accompanying Environmental Impact Assessment Report (EIAR) will be subject to statutory consultation. An Bórd Pleanála may at its discretion hold an oral hearing into the application. Subject to the Railway Order being granted and funding approval, construction could commence in 2026.

During the design process it has become apparent that it is necessary to facilitate the four-tracking to extend the existing retaining walls on the northern and southern boundaries of the existing rail corridor. CIÉ & Iarnród Éireann would like to meet with you, and a representative if you wish, to discuss the impact that this may have on your property.

We look forward to hearing from you and, hopefully, meeting you soon.

Yours Faithfully,

Frank Masterson (CIÉ Property Group)



Córas Iompair Éireann

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D01 H560

Láithreán Gréasáin/Web: www.cie.ie
Tel: +353 1 703-2932
Email: property@cie.ie

[Name]

[Address]

29 August 2022

RE: Notification to Property Owners re DART+ South West Project

Property Reference: [Insert TTA reference]

Dear [Name],

Further to our previous attempts to contact you, we would like to discuss how your property may be impacted by the proposed Iarnród Éireann DART+ South West Project. We would like to meet you to discuss this over the coming weeks, either virtually or in person. **Please contact our project team at (01) 284 1029 or DARTSouthWest@irishrail.ie to arrange a meeting.**

Project Update

The proposed DART+ South West Project seeks to significantly increase rail capacity between Hazel-hatch & Celbridge Station and Heuston Station; and between Heuston Station and Glasnevin via the Phoenix Park Tunnel. This will be achieved by electrifying the rail line, providing high-capacity DART trains, four-tracking the railway between Le Fanu Road and Heuston Station and increasing the frequency of trains. Further project details are on the project website www.DARTplus.ie.

Design for the project is progressing. Iarnród Éireann will submit a Railway Order to An Bórd Pleanála in the coming months. The Railway Order and accompanying Environmental Impact Assessment Report (EIAR) will be subject to statutory consultation. An Bórd Pleanála may at its discretion hold an oral hearing into the application. Subject to the Railway Order being granted and funding approval, construction could commence in 2026.

During the design process it has become apparent that it is necessary to facilitate the four-tracking to extend the existing retaining walls on the northern and southern boundaries of the existing rail corridor. CIÉ & Iarnród Éireann would like to meet with you, and a representative if you wish, to discuss the impact that this may have on your property.

We look forward to hearing from you and, hopefully, meeting you soon.

Yours Faithfully,

Frank Masterson (CIÉ Property Group)



[Name]

[Address]

Date: 29 August 2022

RE: Notification to Property Owners re DART+ South West Project

Property Reference Number: *[Insert TTA reference]*

Dear [Name or Resident or Property Owner / Occupier],

Further to our previous discussions with you, we wish to advise that the design is progressing on the proposed DART+ South West, and that the potential impact of the project on you has not changed since our Community Liaison Officer last spoke to you. If you have any questions about the project, you can contact us by telephone (01) 284 1029 or email DARTSouthWest@irishrail.ie.

Project Update

The proposed DART+ South West Project seeks to significantly increase rail capacity between Hazel-hatch & Celbridge Station and Heuston Station; and between Heuston Station and Glasnevin via the Phoenix Park Tunnel. This will be achieved by electrifying the rail line, providing high-capacity DART trains, four-tracking the railway between Le Fanu Road and Heuston Station and increasing the frequency of trains. Further project details are on the project website www.DARTplus.ie.

Design for the project is progressing. Iarnród Éireann will submit a Railway Order to An Bórd Pleanála in the coming months. The Railway Order and accompanying Environmental Impact Assessment Report (EIAR) will be subject to statutory consultation. An Bórd Pleanála may at its discretion hold an oral hearing into the application. Subject to the Railway Order being granted and funding approval, construction could commence in 2026.

During the design process it has become apparent that it is necessary to facilitate the four-tracking to extend the existing retaining walls on the northern and southern boundaries of the existing rail corridor. CIÉ & Iarnród Éireann would like to meet with you, and a representative if you wish, to discuss the impact that this may have on your property.

You may see members of our project team in your area over the coming weeks but they do not plan to visit you as there is no change to how the project may impact you.

Yours Faithfully,

Frank Masterson (CIÉ Property Group)

Appendix C

Correspondence with properties in November 2022 and Project
Branded Envelope



Córas Iompair Éireann

Bainistíocht Maoine Grúpa
Teach Curzon
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Group Property Management
Curzon House
35, Lower Abbey Street
Dublin 1
D01 H560

Láithreán Gréasáin/Web: www.cie.ie
Tel: +353 1 703-2932
Email: property@cie.ie

[Name]
[Address]

3rd November 2022

Dear [Name],

I wish to follow-up to my previous letter advising you of a potential impact to your property to facilitate a proposed Iarnród Éireann project: the DART+ South West Project.

The Project

The proposed DART+ South West Project seeks to significantly increase rail capacity between Hazelhatch & Celbridge Station and Heuston Station; and between Heuston Station and Glasnevin via the Phoenix Park Tunnel. This will be achieved by electrifying the rail line, providing high-capacity DART trains, four-tracking the railway between Le Fanu Road and Heuston Station and increasing the frequency of trains. Further project details are on the project website www.DARTplus.ie.

Next Steps

This winter, CIÉ will lodge a Railway Order Application with An Bord Pleanála for the proposed project. This is similar to a planning application. The Railway Order and accompanying Environmental Impact Assessment Report (EIAR) will be subject to statutory public consultation.

When the Railway Order Application is lodged with An Bord Pleanála, if your property is potentially going to be impacted, you will receive a formal notification by registered post. That notification will advise you that the planning process has commenced and the details of how your property may be impacted.

Subject to the Railway Order being granted and funding approval, construction could commence in 2026.

If you have any queries or would like to meet with us, please contact the project team through our email DARTSouthWest@irishrail.ie or by telephone, (01) 284 1029.

Yours faithfully,

Frank Masterson (CIÉ Property Group)

November Letter #2 – Notification to Apartment Dwellers



Córas Iompair Éireann

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35, Lower Abbey Street
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Láithreán Gréasáin/Web: www.cie.ie
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Email: property@cie.ie

Resident

[Address]

8th November 2022

Dear Resident,

I wish to provide you with advance notice of a potential impact on the common areas of your apartment complex, to facilitate a proposed Iarnród Éireann project: the DART+ South West Project.

The Project

The proposed DART+ South West Project seeks to significantly increase rail capacity between Hazelhatch & Celbridge Station and Heuston Station; and between Heuston Station and Glasnevin via the Phoenix Park Tunnel. This will be achieved by electrifying the rail line, providing high-capacity DART trains, four-tracking the railway between Le Fanu Road and Heuston Station and increasing the frequency of trains. Further project details are on the project website www.DARTplus.ie.

Next Steps

This winter, CIE will lodge a Railway Order Application with An Bord Pleanála for the proposed project. This is similar to a planning application. The Railway Order and accompanying Environmental Impact Assessment Report (EIAR) will be subject to statutory public consultation.

When the Railway Order Application is lodged with An Bord Pleanála, you along with all the owners / occupiers in your apartment complex, will receive a formal notification by registered post. That notification will advise you that the planning process has commenced and the details of how the apartment complex may be temporarily impacted during construction.

Construction

Subject to the Railway Order being granted and funding approval, construction could commence in 2026.

We have been in contact with your property management company to appraise them of this project and outline how it may impact the apartment complex, temporarily during construction and possibly in the longer term.

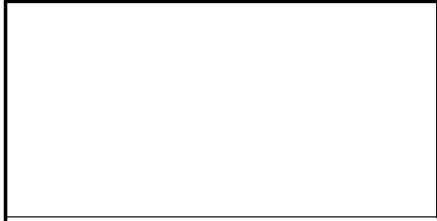
If you have any further queries we encourage you to contact our project team through our email DARTSouthWest@irishrail.ie or by telephone, (01) 284 1029.

Yours faithfully,

Frank Masterson (CIÉ Property Group)



[6roslompair Eireonn



Appendix D

Meeting Follow-up Letter

Meeting Follow-up Letter

[Name]
[Address]

23 November 2022

Dear [Name],

Thank you for meeting with us recently to discuss the potential impacts of the proposed DART+ South West project on your property.

Early next year, CIÉ will lodge a Railway Order Application with An Bord Pleanála for the proposed project. This is similar to a planning application. The Railway Order and accompanying Environmental Impact Assessment Report (EIAR) will be subject to statutory public consultation.

When the Railway Order Application is lodged with An Bord Pleanála early in 2023, if your property is potentially going to be impacted, you will receive a formal notification by registered post. That notification will advise you that the planning process has commenced and the details of how your property may be impacted. Please carefully read any notification you receive, as it will include the finalised design for the Railway Order application as it relates to your property.

Subject to the Railway Order being granted and funding approval, construction could commence in 2026.

In the meantime, if you have any further queries, please stay in contact with the project team through our email DARTSouthWest@irishrail.ie or by telephone, (01) 284 1029.

Yours sincerely,



Frank Masterson (CIÉ Property Group)



Córas Iompair Éireann

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Baile Átha Cliath 1
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Group Property Management

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35, Lower Abbey Street
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Láithreán Gréasáin/Web: www.cie.ie

Tel: +353 1 703-2932

Email: property@cie.ie

Appendix E

Project Calling Card

Sorry We Missed You

Dear Resident,

Sorry we missed you today.

We wish to speak to you about Iarnród Éireann's proposed electrified railway project, DART+ South West, and its potential impact on your property.

Please contact us - see our details overleaf.

We hope to hear from you soon.

From the DART+ South West Project Team



Project Team Contact Details

M (01) 284 1029

E DARTSouthWest@Irishrail.ie

(9) www.DARTplus.ie

**r.,
U** DART+ South West, Iarnród Éireann,
Inchicore Works, Inchicore Parade, Dublin 8.
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