

**CIE Residents Association
Inchicore on Track**

Inchicore DART Underground

**A poison dart or
a goods train?**

**Concerns and solutions
on the major Underground
DART Project in Inchicore.**

INCHICORE ON TRACK IS A COMMUNITY CAMPAIGN AIMED AT ACHIEVING A PROPER PLANNING FRAMEWORK AND A REAL AND MEANINGFUL CONSULTATION PROCESS IN RELATION TO THE PROPOSED EXTENSION OF THE DART UNDERGROUND PROJECT TO INCHICORE.

A CRUCIAL PLANNING ISSUE FOR INCHICORE & DUBLIN

Without proper consultation, Iarnród Éireann / Irish Rail has announced rushed plans for a major DART rail engineering and construction project in Inchicore, Dublin.

In its present poorly-planned form, it will damage forever the unique character and ambience of the quiet, historic, residential **Inchicore Railway Estate**. It will disrupt normal life in the neighbourhood for at least the next five or six years. It will also result in lost green space and community amenities. In its construction phase, it will also involve complicated and extensive shallow tunneling under houses with poor foundations that sit on challenging geology. An **inaccessible new DART station** will also mean increased footfall and traffic flows through a historic neighbourhood – originally sensitively-designed – to be secluded. But there is a much better way. **The DART Underground line can happen in Inchicore with none of this damage, danger and disruption.**

A poison dart or a goods train?

The **CIE Residents Association** enthusiastically supports an inter-connected transport system for the city with centrally-located access to the rail network for all residents in our wider area. However our international experts tell us that the option proposed by **Iarnród Éireann** is poor urban design and poor public transport planning. Consequently, we are now campaigning to ensure that the development is well-planned, causes minimum damage and disruption and that it instead delivers benefits and much-needed new amenities to the estate and to the wider Inchicore area. This bright and practical solution is contained in our **vision document**. The problem is, the clock is ticking on key deadlines for the project.

THE COMMUNITY IS NOW HUGELY UNITED AND DETERMINED TO PROTECT THE ESTATE, THE QUALITY OF LIFE FOR THEIR FAMILIES AND A GEM OF DUBLIN'S HERITAGE.



5 FATAL FLAWS IN IARNRÓD ÉIREANN'S PLAN

As proposed the current Iarnród Éireann plan for Dart Underground at Inchicore comes with very serious problems and flaws. Here are the main ones:

1 The new option has been hastily and poorly-planned.

Having planned the DART Underground project for 8 years on a completely different basis, with a turnback at Heuston, the Inchicore extension plan was pulled together in a matter of months and without any real consultation with the community. It seems flawed commercial factors are driving this shortsighted action, taking priority over vital imperatives such as quality project design, wider social interests and best planning practice.



2 The model proposed impacts heavily on the local area and poses a danger for children, elderly and the environment.

The position of the Launch Pit and the associated building site within the residential area of the Works Estate for a period of at least five or six years, places an intolerable burden on this community, including:

- A period of **24-hours-a-day, 7-days-a-week construction** on people's doorsteps. This period is scheduled for a minimum of 12 months and could last for up to two years of the five or six-year construction phase.
- **Excavation** beneath residential properties at shallow depth with no guarantees as to the possible effects on these old and vulnerable buildings during and after construction.
- A generation of our **youngest residents** will make the profound and fragile transition from childhood into adolescence on a building site.
- **Major environmental, public health and safety concerns** relating to dust, noise, vibration, movement of heavy plant equipment, soil disposal and light pollution – with no provision for independent monitoring.
- A significant population of **older people** will be disproportionately affected in terms of health, safety and psychological wellbeing.

3 The neighbourhood's unique character and heritage should be conserved not spoiled.

The Inchicore Works Estate is widely-acknowledged as a unique gem of architectural design and urban planning. That's because three matching jewels of planning have always defined the neighbourhood:

- the residential estate
- community amenities and green space
- the old railway engineering works

The development as planned undermines, devalues and fails to acknowledge all of these integrated and mutually-dependant assets.

4 The location of the new DART station is inaccessible and baffling.

The current proposed impractical position of the train station will be disconnected from the main commuter concentrations of Inchicore village, and would most probably become a haven for anti-social behaviour.

4 SIMPLE SOLUTIONS TO MAKING PROGRESS

The DART Underground development could be one of the most inspiring and civically-beneficial projects of the last number of decades if properly-planned in true partnership with the city and the community. We are requesting four simple acts of good faith:



5 We have clear indications that the plan envisages extensive ancillary commercial mixed-use development which will blight the character of the estate.

There is growing recognition that the position and viability of the station only makes sense for **Iarnród Éireann** and **CIE** if they redevelop the industrial-zoned Works complex. This would be a radical and enormous-scale alteration of the physical and social environment at a time when rash property development has brought the country to its knees. There are too many failed commercial and PPP developments all over the city leaving communities to live among blocks of ghost apartments, empty houses, vacant offices and retail units.

1 Enter into a full Community Consultation

Process, as outlined in the Final Report of the Independent Facilitator – who was engaged to mediate between Iarnród Éireann and Inchicore on Track (IOT) – and through this mechanism provide / fund expert technical assistance and advice to the community – in keeping with best practice guidelines nationally and internationally.

2 Re-evaluate and refine the existing Underground

Proposal, in line with the alternatives proffered by IOT and our advisors in our **vision document**. This clearly describes better and more practical options than the current IE proposal. These alternatives would minimise the impact on the community and yet be delivered in a timely and cost-effective manner.

3 Develop a Master Plan for the proposed DART

Station in the context of the needs of the the estate and the wider area's needs. This should achieve an exemplary model of urban development in which environmental, social, cultural and architectural heritage provisions would be an integral part of the solution.

4 Adopt a partnership approach

to the above Master Plan – through a clearly constituted structure – in which Iarnród Éireann, Dublin City Council, CIE Residents Association and other nominated bodies would work together to realise common purpose, properly-conceived, beneficial and time-efficient outcomes for Iarnród Éireann, Inchicore residents and the city.

WHO WE ARE

CIE RESIDENTS ASSOCIATION

The CIE Residents Association is a long established organisation that represents the residents of the Inchicore Railway Estate.



It aims to ensure the conservation and enhancement of this unique area and to maintain its long and deeply felt relationship with railway history, culture and employment - being one of the very rare and genuine railway neighbourhoods in Ireland.

Inchicore on Track is a campaign of the Residents Association. It has two primary working groups.

The Streets Working Group co-ordinates local fundraising, communications and residents participation in the campaign.

The Planning Group is developing a Strategic Campaign Plan which provides the roadmap in terms of advocacy work with Iarnród Éireann, Dublin City Council, An Bord Pleanála, public representatives, the media and other key audiences.

THE INCHICORE RAILWAY ESTATE

The Inchicore Railway Estate has approximately 240 homes. It is integrated with the local **Inchicore Railway Engineering Works**, and together they form a remarkable example of nineteenth century industrial

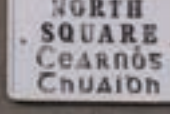
planning and vernacular architecture. It has survived largely intact, giving a strong sense of community. This area is of national importance in heritage and conservation terms and in relation to the

history of modern transport infrastructure in Ireland.



THE WORKS ESTATE





INCHICORE ON TRACK **DESPERATELY NEEDS YOUR HELP.**

We are asking residents, friends, family, conservation champions and civically-minded supporters from outside the estate to contribute to ensure that the development enhances and doesn't damage this unique estate. The funds will also [help us keep you informed and involved](#) and to

help us to [acquire the best technical and legal advice available](#). This is vital.

To launch local fundraising, we are asking each household for a suggested contribution of €100. This can be made as a single donation or as a number of donations over time. Where this level of donation is not

possible, donations of smaller or larger amounts will also be very much valued.

We obviously need to raise much more than this in other ways if we are to succeed. PLEASE HELP.

OUR TEAM OF **TECHNICAL EXPERTS.**

So far we have engaged two impressive organisations to assist us.

OTB ENGINEERING is an international independent engineering consultancy with specialist skills and unique experience in the design and construction of tunnels and underground structures including those for metros and railways. www.otbeng.com

PUBLIC COMMUNICATIONS CENTRE is Ireland's leading communications, strategic campaigning, advocacy and fundraising agency for non-profit organisations. Established in 1995, their team has worked on over 1000 projects in Ireland and abroad. www.pcc.ie

KEY POINTS OF **OTB ENGINEERING'S REPORT.**

CIE Residents Association tasked OTB Engineering to review Iarnród Éireann's proposed plan.

Having examined all available information, OTB issued a very revealing summary report which backs up local concerns.

- It outlines many [flaws and weaknesses](#) in Iarnród Éireann's plan.
- It finds that Iarnród Éireann's insistence that the construction works remain within the estate is [unreasonable](#).
- It recommends [relocating](#) the proposed construction works into the Iarnród Éireann Engineering site.
- It recommends that Iarnród Éireann's proposal be integrated into a [wider local area plan](#) in conjunction with CIE Residents Association and Dublin City Council.
- Importantly, it also outlines a number of revealing [viable alternatives](#). These alternatives inform a core part of our [vision document](#).

For more information visit our website www.iod.ie