

Meeting of the Kilgobbin Wood Committee and the Rail Procurement Agency (RPA) in regards to the LUAS works on the Ballyogan Road.

Thursday 27th July, 2006

7:00 PM

Step Inn, Stepside

Present:

Fred English – PR Executive RPA fred.english@rpa.ie

Martin McHugh – Engineer RPA martin.mchugh@rpa.ie

Claire Nolan

Mary Taaffe

Alfonso Ruiz de Azua

Ciaran Lacey

Apologies:

John Crothers

Grainne Nevin

Caroline Atkins

Marianne Baker

Key take away:

- The current vehicle entrance to the Kilgobbin Wood estate at Ballyogan will be closed by the RPA upon completion of the new entrance (opposite Glencairn Drive).
- The link road between Kilgobbin Wood and Meadow fields will be extinguished and a cul-de-sac put in place.
- There is no pedestrian access in the plans from Kilgobbin Wood to the Ballyogan Road. Pedestrians' will have to exit via Meadow Fields or the new vehicle entrance. No one raised the need for this at the public consultations.
- The existing stone boundary wall will encroach into the estate by approximately 6Ft. The most impacted will be the Castle Lawn apartments due to the angle of the Road Alignment.
- The alignment of the road will be as follows:
 - LUAS tracks (furthest away from Kilgobbin Wood)
 - Two lanes of road
 - Cycle Track
 - Footpath (closest to Kilgobbin Wood)

Full Minutes

The current Kilgobbin Wood stone wall outside Castle Lawn Apartments will come in as far as the current gravel stone areas (the fire lane access). This is clearly a significant encroachment.

A portion further in will be used to facilitate construction prior to being restored.

The RPA will restore the wall and the re-instate the gravel fire lane access in it's entirety upon completion of the new exterior wall. However this means that there will

be construction work very close to the ground floor apartments on the Castle Lawn estate and the ultimate re-alignment of the new Ballyogan Road will bring the road approximately 6Ft closer to these apartments.

We will lose the mature trees that sit in the (to be developed) estate and in fact most trees down Ballyogan Road will be lost.

The LUAS plans have been in place longer than our estate and hence our developer (Deane Homes) would have known about these changes from the outset as a condition of the planning permission.

The developer of the **new** estate beside us is responsible for providing the new road that will be the main entrance into Kilgobbin Wood and not the council as previously thought. In fact this road has already started construction.

There is a compulsory purchase order (CPO) on the land that the new Ballyogan road will encroach on into our estate (the 6Ft). There is deemed to be little commercial value to this land and hence it is not envisaged that there will be any exchange of monies. If any they are payable to the developer (Deane Homes) and not the residents of Kilgobbin Wood.

The order of works will be as follows:

1. Site Clearance
2. Utility Works
3. Road Alignment (New Ballyogan Road)
4. Track laying

So effectively two waves of construction will go past our estate, the road re-alignment followed by the track works.

There are three main contracts currently out to tender:

1. Bridge construction (Leopardstown road fly over, Bridge over M50 to Murphy's town road, Bridge back over M50 at end of Ballyogan Road, Bridge at Cherrywood).
2. Road re-alignment / construction (New Ballyogan Road) and other effected roads.
3. Track bed, Track Laying and electrics

All three contracts are out to European tender at the moment.

There appears to be no active residents committee for Meadowfields.

The works will take three years – start to finish. There is no definite start date. The rail order has yet to be signed by the Minister, but it is expected imminently. Upon signing there is a mandatory three month pause before works start. So assuming that the rail order is signed on the 1st August it would be early November before works start.

We will not know until the contracts have been awarded, the plan for how the works will commence (i.e. every section impacted at one time or the contractor starting at one section at a time). Once this is known we will publish to the committee.

If we have a change of Government at the next General Election this will not impact the existing plans for the LUAS extension.

A traffic management plan will be put in place by the contractor and RPA. This plan must be approved by the council and the Gardai before it is implemented.

They imagine that there will be temporary traffic lights out of the Kilgobbin Wood estate when works are impacting our entrance (one lane in operation) – but this detail is yet to be worked out.

The RPA and the Contractor will appoint a PR person for the full duration of the construction in case we have any issues to raise with them.

The results of the site surveys of the dwellings along the route of the construction have not been published as yet, when they are the surveyed properties will receive a copy of same.

Maps of the works were shared with the committee members. We have copies of same. I will request PDF's of these maps for the web site.