



Berkeley Road Services and Traders Association  
Flanagans Life Pharmacy  
18 Berkley Road  
Phibsboror  
Dublin 7

Date: 05 December 2022

Re: Railway (Metrolink - Estuary to Charlemont via Dublin Airport) Order [2022]  
Metrolink. Estuary through Swords, Dublin Airport, Ballymun, Glasnevin and City Centre to  
Charlemont, Co. Dublin

Dear Sir / Madam,

An Bord Pleanála has received your recent submission (including your fee of €50) in relation to the above-mentioned proposed Railway Order and will take it into consideration in its determination of the matter.

The Board will revert to you in due course with regard to the matter.

Please be advised that copies of all submissions/observations received in relation to the application will be made available for public inspection at the offices of the relevant County Council(s) and at the offices of An Bord Pleanála when they have been processed by the Board.

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

Yours faithfully,



Niamh Thornton  
Executive Officer  
Direct Line: 01-8737247

Tel	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Riomphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

24<sup>TH</sup> NOVEMBER 2022

On behalf of the **Berkeley Road Services and Traders Association** (BSTA), we would like to make the following submission identifying our concerns regarding the proposed metro link project.

<b>AN BORD PLEANÁLA</b>	
LDG-	<u>059509-22</u>
ABP-	<u></u>
25 NOV 2022	
Fee: € <u>50</u>	Type: <u>cheque</u>
Time: <u>13.48</u>	By: <u>hand</u>

As representatives of the Berkeley Rd Services and Traders Association we would like to highlight our concerns regarding the proposed development of the Metrolink and how it will compact on our ability to function normally servicing the needs of our clients, securing the future employment of our staff and the viability of our business.

While we anticipate that the proposed development will be a major benefit to our area we do have concerns as to how this can be achieved in an effective and timely manner with minimal disruptions on our businesses. It is inevitable that there will be major issues re. availability of parking, the disruption with the noise and vibration, access for our clients and customers to our services and businesses, the impact of dust on our premises both internal and external and hence the added expense of dealing with this issue, any potential disruption in the supply of water and electricity will require the operation to close. In addition the presence of hoarding on the street while providing a function for the construction company will have an antibusiness effect which needs to be addressed. We need to ensure that our business remain viable and can survive through this period with support financially and otherwise, we are not prepared to be sacrificial lambs for the greater good. We require,

- 1) Clarification on what exactly will be involved during the construction phase with its likely impact on the residences and businesses. The proposed plans to be presented in a simple non- technical manner. That our issues are addressed by planning stipulations put in place and are agreed by us. All possible remedies need to be available such as relocation or financial compensation.
- 2) A mechanism such as an intermediate to be established to allow communication between the parties where concerns can be voiced and addressed.
- 3) Issues to be addressed seriously and effectively taking into consideration the concerns of the residences and businesses.

To date there has been little or no attempt to involve the businesses in a manner that would allow them to fully understand the implications as to how this project is to be undertaken and the likely impact of same.

With the publication of a voluminous technical document the planners of this undertaking appear to assume that all relevant questions would be addressed and that it could be taken as a "fait de comply".

Hence we wish to give notice of our objection to the development until we are properly informed of the proposal and our concerns addressed.

Kronos Life Pharmacy

18 Berkeley A

Pharmaceuticals

D7

Brennan Kronos

086 7812270



As representatives of the Berkeley Rd Services and Traders Association we would like to highlight our concerns regarding the proposed development of the Metrolink and how it will compact on our ability to function normally servicing the needs of our clients, securing the future employment of our staff and the viability of our business.

While we anticipate that the proposed development will be a major benefit to our area we do have concerns as to how this can be achieved in an effective and timely manner with minimal disruptions on our businesses. It is inevitable that there will be major issues re. availability of parking, the disruption with the noise and vibration, access for our clients and customers to our services and businesses, the impact of dust on our premises both internal and external and hence the added expense of dealing with this issue, any potential disruption in the supply of water and electricity will require the operation to close. In addition the presence of hoarding on the street while providing a function for the construction company will have an antibusiness effect which needs to be addressed. We need to ensure that our business remain viable and can survive through this period with support financially and otherwise, we are not prepared to be sacrificial lambs for the greater good. We require,

- 1) Clarification on what exactly will be involved during the construction phase with its likely impact on the residences and businesses. The proposed plans to be presented in a simple non- technical manner. That our issues are addressed by planning stipulations put in place and are agreed by us. All possible remedies need to be available such as relocation or financial compensation.
- 2) A mechanism such as an intermediate to be established to allow communication between the parties where concerns can be voiced and addressed.
- 3) Issues to be addressed seriously and effectively taking into consideration the concerns of the residences and businesses.

To date there has been little or no attempt to involve the businesses in a manner that would allow them to fully understand the implications as to how this project is to be undertaken and the likely impact of same.

With the publication of a voluminous technical document the planners of this undertaking appear to assume that all relevant questions would be addressed and that it could be taken as a "fait de comply".

Hence we wish to give notice of our objection to the development until we are properly informed of the proposal and our concerns addressed.

ECATERINACAKOS

COFFEE SHOP

15 Berkeley Road,  
DUBLIN 7,

DUMITRU MOISEI

ECATERINA MOISEI

23/11/2022



As representatives of the Berkeley Rd Services and Traders Association we would like to highlight our concerns regarding the proposed development of the Metrolink and how it will compact on our ability to function normally servicing the needs of our clients, securing the future employment of our staff and the viability of our business.

While we anticipate that the proposed development will be a major benefit to our area we do have concerns as to how this can be achieved in an effective and timely manner with minimal disruptions on our businesses. It is inevitable that there will be major issues re. availability of parking, the disruption with the noise and vibration, access for our clients and customers to our services and businesses, the impact of dust on our premises both internal and external and hence the added expense of dealing with this issue, any potential disruption in the supply of water and electricity will require the operation to close. In addition the presence of hoarding on the street while providing a function for the construction company will have an antibusiness effect which needs to be addressed. We need to ensure that our business remain viable and can survive through this period with support financially and otherwise, we are not prepared to be sacrificial lambs for the greater good. We require,

- 1) Clarification on what exactly will be involved during the construction phase with its likely impact on the residences and businesses. The proposed plans to be presented in a simple non- technical manner. That our issues are addressed by planning stipulations put in place and are agreed by us. All possible remedies need to be available such as relocation or financial compensation.
- 2) A mechanism such as an intermediate to be established to allow communication between the parties where concerns can be voiced and addressed.
- 3) Issues to be addressed seriously and effectively taking into consideration the concerns of the residences and businesses.

To date there has been little or no attempt to involve the businesses in a manner that would allow them to fully understand the implications as to how this project is to be undertaken and the likely impact of same.

With the publication of a voluminous technical document the planners of this undertaking appear to assume that all relevant questions would be addressed and that it could be taken as a "fait de comply".

Hence we wish to give notice of our objection to the development until we are properly informed of the proposal and our concerns addressed.

DIAMONA BEAUTY Clinic

17 BERKELEY RA.

PHIBSBOROUGH

DUBLIN 7

MONICA LUNCA





As representatives of the Berkeley Rd Services and Traders Association we would like to highlight our concerns regarding the proposed development of the Metrolink and how it will compact on our ability to function normally servicing the needs of our clients, securing the future employment of our staff and the viability of our business.

While we anticipate that the proposed development will be a major benefit to our area we do have concerns as to how this can be achieved in an effective and timely manner with minimal disruptions on our businesses. It is inevitable that there will be major issues re. availability of parking, the disruption with the noise and vibration, access for our clients and customers to our services and businesses, the impact of dust on our premises both internal and external and hence the added expense of dealing with this issue, any potential disruption in the supply of water and electricity will require the operation to close. In addition the presence of hoarding on the street while providing a function for the construction company will have an antibusiness effect which needs to be addressed. We need to ensure that our business remain viable and can survive through this period with support financially and otherwise, we are not prepared to be sacrificial lambs for the greater good. We require,

- 1) Clarification on what exactly will be involved during the construction phase with its likely impact on the residences and businesses. The proposed plans to be presented in a simple non- technical manner. That our issues are addressed by planning stipulations put in place and are agreed by us. All possible remedies need to be available such as relocation or financial compensation.
- 2) A mechanism such as an intermediate to be established to allow communication between the parties where concerns can be voiced and addressed.
- 3) Issues to be addressed seriously and effectively taking into consideration the concerns of the residences and businesses.

To date there has been little or no attempt to involve the businesses in a manner that would allow them to fully understand the implications as to how this project is to be undertaken and the likely impact of same.

With the publication of a voluminous technical document the planners of this undertaking appear to assume that all relevant questions would be addressed and that it could be taken as a "fait de comply".

Hence we wish to give notice of our objection to the development until we are properly informed of the proposal and our concerns addressed.

SAMANTHA WALSH  
6 BERKELEY ROAD  
DO7X6 57  
ph 086 4067480

Lucia

Yellow  
CAFR



As representatives of the Berkeley Rd Services and Traders Association we would like to highlight our concerns regarding the proposed development of the Metrolink and how it will compact on our ability to function normally servicing the needs of our clients, securing the future employment of our staff and the viability of our business.

While we anticipate that the proposed development will be a major benefit to our area we do have concerns as to how this can be achieved in an effective and timely manner with minimal disruptions on our businesses. It is inevitable that there will be major issues re. availability of parking, the disruption with the noise and vibration, access for our clients and customers to our services and businesses, the impact of dust on our premises both internal and external and hence the added expense of dealing with this issue, any potential disruption in the supply of water and electricity will require the operation to close. In addition the presence of hoarding on the street while providing a function for the construction company will have an antibusiness effect which needs to be addressed. We need to ensure that our business remain viable and can survive through this period with support financially and otherwise, we are not prepared to be sacrificial lambs for the greater good. We require,

- 1) Clarification on what exactly will be involved during the construction phase with its likely impact on the residences and businesses. The proposed plans to be presented in a simple non- technical manner. That our issues are addressed by planning stipulations put in place and are agreed by us. All possible remedies need to be available such as relocation or financial compensation.
- 2) A mechanism such as an intermediate to be established to allow communication between the parties where concerns can be voiced and addressed.
- 3) Issues to be addressed seriously and effectively taking into consideration the concerns of the residences and businesses.

To date there has been little or no attempt to involve the businesses in a manner that would allow them to fully understand the implications as to how this project is to be undertaken and the likely impact of same.

With the publication of a voluminous technical document the planners of this undertaking appear to assume that all relevant questions would be addressed and that it could be taken as a "fait de comply".

Hence we wish to give notice of our objection to the development until we are properly informed of the proposal and our concerns addressed.



Berkely Wash

3. Berkely Road

Dublin 07

D07XT65

SAMI DIHAN

0899598811

012

As representatives of the Berkeley Rd Services and Traders Association we would like to highlight our concerns regarding the proposed development of the Metrolink and how it will compact on our ability to function normally servicing the needs of our clients, securing the future employment of our staff and the viability of our business.

While we anticipate that the proposed development will be a major benefit to our area we do have concerns as to how this can be achieved in an effective and timely manner with minimal disruptions on our businesses. It is inevitable that there will be major issues re. availability of parking, the disruption with the noise and vibration, access for our clients and customers to our services and businesses, the impact of dust on our premises both internal and external and hence the added expense of dealing with this issue, any potential disruption in the supply of water and electricity will require the operation to close. In addition the presence of hoarding on the street while providing a function for the construction company will have an antibusiness effect which needs to be addressed. We need to ensure that our business remain viable and can survive through this period with support financially and otherwise, we are not prepared to be sacrificial lambs for the greater good. We require,

- 1) Clarification on what exactly will be involved during the construction phase with its likely impact on the residences and businesses. The proposed plans to be presented in a simple non- technical manner. That our issues are addressed by planning stipulations put in place and are agreed by us. All possible remedies need to be available such as relocation or financial compensation.
- 2) A mechanism such as an intermediate to be established to allow communication between the parties where concerns can be voiced and addressed.
- 3) Issues to be addressed seriously and effectively taking into consideration the concerns of the residences and businesses.

To date there has been little or no attempt to involve the businesses in a manner that would allow them to fully understand the implications as to how this project is to be undertaken and the likely impact of same.

With the publication of a voluminous technical document the planners of this undertaking appear to assume that all relevant questions would be addressed and that it could be taken as a "fait de comply".

Hence we wish to give notice of our objection to the development until we are properly informed of the proposal and our concerns addressed.

10 Berkeley Pool  
Pittsboro. ~~AT~~ AT

Florina's Hair design.

Florina Guez

0871252553

Florina Guez@yahoo.com

Guez



As representatives of the Berkeley Rd Services and Traders Association we would like to highlight our concerns regarding the proposed development of the Metrolink and how it will compact on our ability to function normally servicing the needs of our clients, securing the future employment of our staff and the viability of our business.

While we anticipate that the proposed development will be a major benefit to our area we do have concerns as to how this can be achieved in an effective and timely manner with minimal disruptions on our businesses. It is inevitable that there will be major issues re. availability of parking, the disruption with the noise and vibration, access for our clients and customers to our services and businesses, the impact of dust on our premises both internal and external and hence the added expense of dealing with this issue, any potential disruption in the supply of water and electricity will require the operation to close. In addition the presence of hoarding on the street while providing a function for the construction company will have an antibusiness effect which needs to be addressed. We need to ensure that our business remain viable and can survive through this period with support financially and otherwise, we are not prepared to be sacrificial lambs for the greater good. We require,

- 1) Clarification on what exactly will be involved during the construction phase with its likely impact on the residences and businesses. The proposed plans to be presented in a simple non- technical manner. That our issues are addressed by planning stipulations put in place and are agreed by us. All possible remedies need to be available such as relocation or financial compensation.
- 2) A mechanism such as an intermediate to be established to allow communication between the parties where concerns can be voiced and addressed.
- 3) Issues to be addressed seriously and effectively taking into consideration the concerns of the residences and businesses.

To date there has been little or no attempt to involve the businesses in a manner that would allow them to fully understand the implications as to how this project is to be undertaken and the likely impact of same.

With the publication of a voluminous technical document the planners of this undertaking appear to assume that all relevant questions would be addressed and that it could be taken as a "fait de comply".

Hence we wish to give notice of our objection to the development until we are properly informed of the proposal and our concerns addressed.

Vitalija Peciuliene, owner.

Milda Pavlov, owner.

Lucy Hem. Manager.

VP Flowers 24/11/22

VP Flowers 24/11/22

VP Flowers 24/11/22.

MEDICAL CONSULTING ROOMS

12 BERKELEY ROAD

DUBLIN 7

DUBLIN AUDIOLOGY

12 BERKELEY ROAD

DUBLIN 7

Mahamed Afri

12 Berkeley Road

D-7

Donnell

(Jennifer O'Donnell)

Angela McDonnell.

Allergy Clinic

12 Berkeley Rd

Dublin 7

Alfred



As representatives of the Berkeley Rd Services and Traders Association we would like to highlight our concerns regarding the proposed development of the Metrolink and how it will compact on our ability to function normally servicing the needs of our clients, securing the future employment of our staff and the viability of our business.

While we anticipate that the proposed development will be a major benefit to our area we do have concerns as to how this can be achieved in an effective and timely manner with minimal disruptions on our businesses. It is inevitable that there will be major issues re. availability of parking, the disruption with the noise and vibration, access for our clients and customers to our services and businesses, the impact of dust on our premises both internal and external and hence the added expense of dealing with this issue, any potential disruption in the supply of water and electricity will require the operation to close. In addition the presence of hoarding on the street while providing a function for the construction company will have an antibusiness effect which needs to be addressed. We need to ensure that our business remain viable and can survive through this period with support financially and otherwise, we are not prepared to be sacrificial lambs for the greater good. We require,

- 1) Clarification on what exactly will be involved during the construction phase with its likely impact on the residences and businesses. The proposed plans to be presented in a simple non- technical manner. That our issues are addressed by planning stipulations put in place and are agreed by us. All possible remedies need to be available such as relocation or financial compensation.
- 2) A mechanism such as an intermediate to be established to allow communication between the parties where concerns can be voiced and addressed.
- 3) Issues to be addressed seriously and effectively taking into consideration the concerns of the residences and businesses.

To date there has been little or no attempt to involve the businesses in a manner that would allow them to fully understand the implications as to how this project is to be undertaken and the likely impact of same.

With the publication of a voluminous technical document the planners of this undertaking appear to assume that all relevant questions would be addressed and that it could be taken as a "fait de comply".

Hence we wish to give notice of our objection to the development until we are properly informed of the proposal and our concerns addressed.

LA NAILS STUDIO  
16 BERKELEY ROAD  
D7

0868882666

LANAILSTUDIO16@gmail.com

SVELANA Onofra



As representatives of the Berkeley Rd Services and Traders Association we would like to highlight our concerns regarding the proposed development of the Metrolink and how it will compact on our ability to function normally servicing the needs of our clients, securing the future employment of our staff and the viability of our business.

While we anticipate that the proposed development will be a major benefit to our area we do have concerns as to how this can be achieved in an effective and timely manner with minimal disruptions on our businesses. It is inevitable that there will be major issues re. availability of parking, the disruption with the noise and vibration, access for our clients and customers to our services and businesses, the impact of dust on our premises both internal and external and hence the added expense of dealing with this issue, any potential disruption in the supply of water and electricity will require the operation to close. In addition the presence of hoarding on the street while providing a function for the construction company will have an antibusiness effect which needs to be addressed. We need to ensure that our business remain viable and can survive through this period with support financially and otherwise, we are not prepared to be sacrificial lambs for the greater good. We require,

- 1) Clarification on what exactly will be involved during the construction phase with its likely impact on the residences and businesses. The proposed plans to be presented in a simple non- technical manner. That our issues are addressed by planning stipulations put in place and are agreed by us. All possible remedies need to be available such as relocation or financial compensation.
- 2) A mechanism such as an intermediate to be established to allow communication between the parties where concerns can be voiced and addressed.
- 3) Issues to be addressed seriously and effectively taking into consideration the concerns of the residences and businesses.

To date there has been little or no attempt to involve the businesses in a manner that would allow them to fully understand the implications as to how this project is to be undertaken and the likely impact of same.

With the publication of a voluminous technical document the planners of this undertaking appear to assume that all relevant questions would be addressed and that it could be taken as a "fait de comply".

Hence we wish to give notice of our objection to the development until we are properly informed of the proposal and our concerns addressed.



DUBLIN HAIRDRESSERS

DANIEL SEIDNER

2 BERKELEY ROAD

DUBLIN 7.

PH. 087 3230592

As representatives of the Berkeley Rd Services and Traders Association we would like to highlight our concerns regarding the proposed development of the Metrolink and how it will compact on our ability to function normally servicing the needs of our clients, securing the future employment of our staff and the viability of our business.

While we anticipate that the proposed development will be a major benefit to our area we do have concerns as to how this can be achieved in an effective and timely manner with minimal disruptions on our businesses. It is inevitable that there will be major issues re. availability of parking, the disruption with the noise and vibration, access for our clients and customers to our services and businesses, the impact of dust on our premises both internal and external and hence the added expense of dealing with this issue, any potential disruption in the supply of water and electricity will require the operation to close. In addition the presence of hoarding on the street while providing a function for the construction company will have an antibusiness effect which needs to be addressed. We need to ensure that our business remain viable and can survive through this period with support financially and otherwise, we are not prepared to be sacrificial lambs for the greater good. We require,

- 1) Clarification on what exactly will be involved during the construction phase with its likely impact on the residences and businesses. The proposed plans to be presented in a simple non- technical manner. That our issues are addressed by planning stipulations put in place and are agreed by us. All possible remedies need to be available such as relocation or financial compensation.
- 2) A mechanism such as an intermediate to be established to allow communication between the parties where concerns can be voiced and addressed.
- 3) Issues to be addressed seriously and effectively taking into consideration the concerns of the residences and businesses.

To date there has been little or no attempt to involve the businesses in a manner that would allow them to fully understand the implications as to how this project is to be undertaken and the likely impact of same.

With the publication of a voluminous technical document the planners of this undertaking appear to assume that all relevant questions would be addressed and that it could be taken as a "fait de comply".

Hence we wish to give notice of our objection to the development until we are properly informed of the proposal and our concerns addressed.