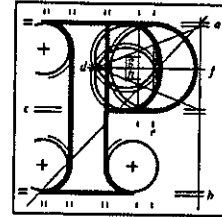


Our Case Number: ABP-314724-22



An  
Bord  
Pleanála

Brendan Flanagan  
Flanagan's Pharmacy and associated residences  
18 Berkeley Road  
Phibsboro  
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

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

64 Sráid Maoilbhríde Baile Átha Cliath 1 D01 V902	64 Marlborough Street Dublin 1 D01 V902
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Flanagan`s Pharmacy & Associated residences  
18 Berkeley Rd  
Phibsboro D7  
PH 01 8824360  
EMAIL [flanaganspharm@gmail.com](mailto:flanaganspharm@gmail.com)

<b>AN BORD PLEANÁLA</b>	
LDG-	<u>054504 - 22</u>
ABP-	
25 NOV 2022	
Fee: €	<u>50</u> Type: <u>cheque</u>
Time: <u>13.48</u>	By: <u>hanel</u>

FAO:

**REF: Proposed Development of Metro [District 7] OBJECTION**

My name is Brendan Flanagan and I operate and own a pharmacy at 18 Berkeley Rd. We started in business more than 16 years ago and have been working hard to build the pharmacy ever since. We also have 2 No. residential rental apartments located above the retail outlet with windows facing both Berkeley Road and Sarsfield Road.

On first hearing about the proposed Metrolink I was delighted as it would provide a service for the public and help bring custom to the area, however on further examination it appears to have the potential to be a total nightmare with possible severe negative impacts during its development and construction phases, for me and my, very specific location, should such development not be done sympathetically regarding my business, my customers and my renters.

At no time has anyone approached me as to how the construction program is going to be undertaken and what potential impact this process is likely to have on my business concerns. It was only on close examination of a graphic on the technical document provided on the internet that I could see that the pharmacy and apartments were effectively positioned in a building or structure, presumably to protect somebody from something, for an undefined period and cordoned off by a 10ft high hoarding which completely obstructs the view anyone may have of the pharmacy. No-one has outlined what this is about, the purpose of same or the possible impact on access and egress regarding 18 Berkeley Road. The graphics now available online show the hording mentioned above effectively abutting my property which would be totally unacceptable for any length of time!

Issues that need to be addressed,

- 1) Being a retail pharmacy in close proximity to both Mater Public and the Mater Private as well as various medical centres on Eccles St. a significant part of our business comes from these locations, yet, with the proposed



development the pharmacy will be totally obscured from everyone on Eccles St. this will have a direct impact on the business of the pharmacy.

- 2) Major disruption will occur with regard to access and egress along with the level of noise and vibration from the ongoing construction. In addition, the pharmacy keeps an open door and there is major concern as to the level of dust that will be generated both internally and externally to the business requiring additional cost in trying to control this problem\*.
- 3) Traffic is to be diverted away from the pharmacy and parking to be restricted with some spaces totally removed from the location. I do get business from passing trade where people find it easy to park and to attend the pharmacy.
- 4) It is evident from online images and streetscapes of Berkeley Road recently made available to the public that there will be an extraction air vent feet from my building. This is a potential quagmire of issues!!! Noise, contaminated air venting into a pharmacy, etc. etc...a licenced pharmacy must adhere to many health and safety issues that perhaps other retail businesses do not. I fail to understand why a ventilation shaft would be located only feet from my front door, surely it could be positioned at another location reducing the need to have hoarding in such close proximity to the pharmacy. [Possible solution]
- 5) The reports published on the internet provide information in a table format as to how various properties will be impacted yet there is nothing referring to the pharmacy at 18 Berkeley Rd. and thus was excluded from any analysis. It would appear that there may be a serious error in the collation of registered property information at this location which will have had the serious impact of misrepresenting or underrepresenting my particular building and its proximity to the works.
- 6) The duration of the disruption is not clear from the information provided but one has to believe that the longer it takes the greater will be the financial strain on the pharmacy thereby increasing the probability of the pharmacy failing. It is quite self-evident that any and all work done on this project at such close quarters, involving such lengthy and disruptive propositions will undoubtedly impact on my business in a negative way... I repeat this is in no doubt\*. It is our contention therefore that this inevitable outcome must be catered for in any development budget so as to ensure my business and entities such as mine, but more specially mine, are compensated for such pecuniary loss and this must include any

increased cost of working and recompense for any detrimental impact\*. This fact needs to be contractually recognised before planning is considered. It is a fact over the last decade or so that any property development by individuals in this area has required a contribution to the "Metro development fund" surely the same should apply in reverse should our entities suffer?

- 7) It takes years to generate the goodwill in a pharmacy business where good service encourages customer loyalty. As mentioned above, it is obvious that with such disruption will inevitability cause a downturn in the pharmacy's turnover with the resultant risk of a business failure with a complete devaluation of same. The apartments here too will suffer as no one will want to rent an apartment on a building site!

What I don't understand is that despite how obvious it was as to how this development was going to impact on this specific building location nobody has approached me to address my concerns and to offer assurances. This business represents a major investment both financially (1.5m) and in time and effort. With the approach that has been taken this generates mistrust between the parties involved and suggests that the authorities have no regard for the continual viability of my business but the importance of their own objectives.

I view this proposal as a direct threat to my livelihood and the livelihood of my staff, I refuse to accept this undertaking and will fight this through the courts if required.

Therefore for all of the reasons given above I vehemently object to this development as proposed.

  
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**Brendan Flanagan MPSI**