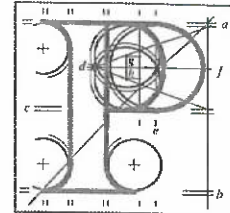


Our Case Number: ABP-314724-22

Planning Authority Reference Number:



**An
Bord
Pleanála**

Smokin Bones LTD
Unit 4 Oxmanstown Lane
Dublin 7
D07 EV70

Date: 06 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.

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

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



A Bord Pleanála
64 Marlborough street
Dublin 1

Ref:- Railway (Metrolink – Estuary to Charlemont via Dublin Airport) Order 2022

Dear Sir,

I am writing this letter to voice our concerns over the negative impact which we feel the above-planned project will have on our business during the construction phase.

We are a tenant on the Travelodge Hotel site in Swords and run our restaurant business from there. The restaurant opened in March of this year after an extensive refurbishment project. We have invested a considerable sum in this project, and our team are working very hard to serve the residents of the hotel and build the local trade. I am glad to say that our business is growing, and we have found that we are attracting an increasing number of customers from outside the area as well as growing our delivery service.

We have looked at the Metrolink proposals and project phases, and while we are supportive of the Metrolink project and the delivery of this nationally and strategically important infrastructure project, we have concerns in relation to the negative impact of the project on our business during the construction phase. Our concerns are

- 1) Car parking is vital to the survival of our business. It is very difficult to park anywhere in Swords, especially when looking for a restaurant. A big attraction for us is that we have free parking which is easily accessible for our customers. It makes our restaurant much more appealing than alternatives on swords main street. Loss of car parking spaces will have a huge knock-on effect on us.
- 2) The proposed roundabout and road closure will cut off direct access for customers wishing to access our business. I understand you will have diversions in place, but this leads to extra stress for the customer and, ultimately, a loss of business for us.
- 3) Our restaurants give customers time to relax with friends and enjoy the atmosphere we create through interior design, appropriate background music and a nice buzzy feel created by our staff. We are concerned that this will all disappear due to the impact of noise and construction dust outside. Who would want to sit in our restaurant when there is a Kongo hammer working outside?
- 4) Our signage and brand name are essential in attracting customers into our site. We have concerns about the negative impact on the visibility of our signage when construction starts.

I would be grateful if you could record our concerns as part of your initial submissions.

Regards

Michael Piwnik & Gerrard O'Farrell
Smokin Bones LTD
Unit 4 Oxmanstown Lane, Dublin 7, D07 EV70