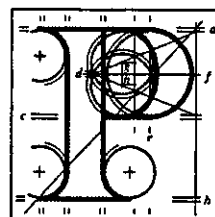


Our Case Number: ABP-314724-22



An
Bord
Pleanála

Troys Butchers
Moore Street
Dublin 1

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.

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
Glaos Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

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

Your Ref: 314726

Troys Butchers
Moore Street
Dublin 1

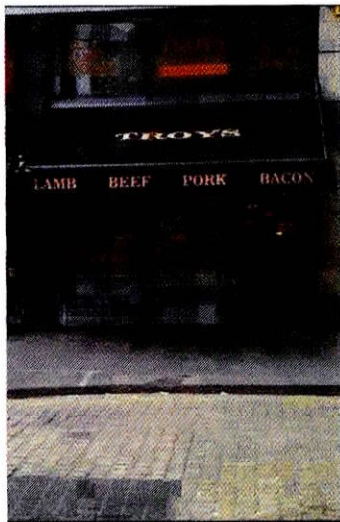
November 3rd, 2022

Dear An Bord Pleanála,

I am writing to you to lodge an observation in relation to the proposed metro link.

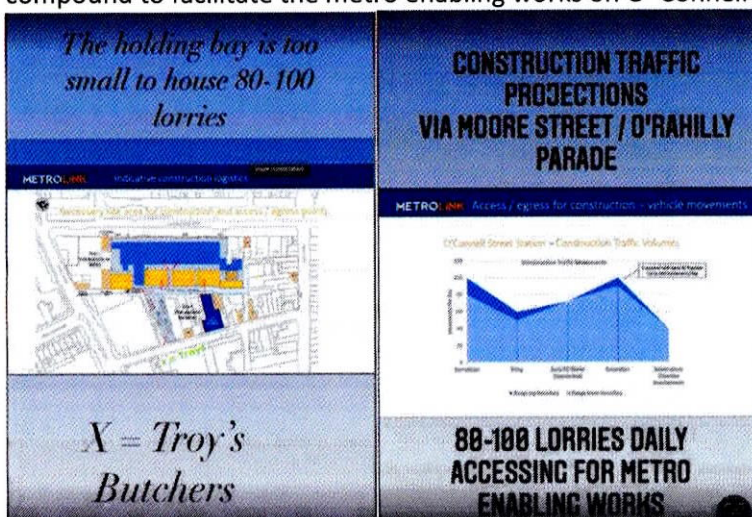
Your Ref: 314726

My fifth-generation fresh food business is located on the junction of Moore Street and O'Rahilly Parade.



AN BORD PLEANÁLA	
LDG-	059003-22
ABP-	
10 NOV 2022	
Fee: €	50
Type:	cheque
Time:	11.09
By:	hand

This is the proposed access route for up to 100 large construction lorries accessing the site compound to facilitate the metro enabling works on O'Connell Street.



The projected traffic volumes will have a disastrous impact on our fresh food business and impede access to & from our fresh food store. It would also create an unsafe shopping environment for customers alike in Moore Street North.

There will be dirt and debris along the roadway resulting in our award-winning window display and shopfront been plagued by dirt and noise pollution generated by large construction vehicles stacking / queuing to access the designated holding bays and site compounds.

This narrow junction is already under severe pressure due to the roads been changed to facilitate the luas line at Conways pub. A traffic Island was placed in the middle of the road which impedes delivery lorries and the proposed construction traffic exiting onto Parnell Square and outwards by the rotunda hospital. The impacts on our business of this road change to facilitate the luas can be seen in the following YouTube video, adding more construction traffic will exacerbate the existing problems.

<https://youtu.be/mWPxWOK32Nk>

We refer to the lengthy construction phases of the Luas Cross City which had a devastating impact on our business and led to the closure of many neighbouring business tenants on Parnell street which most definitely had a knock on effect on all businesses in the immediate vicinity of the works.

Many access points to the city centre were closed off and traffic diversions were in place which led to major traffic jams and interfered with customers journeys for an inordinate amount of time, as a result the loss of trade we suffered was insurmountable. The same will happen for the Metro project.

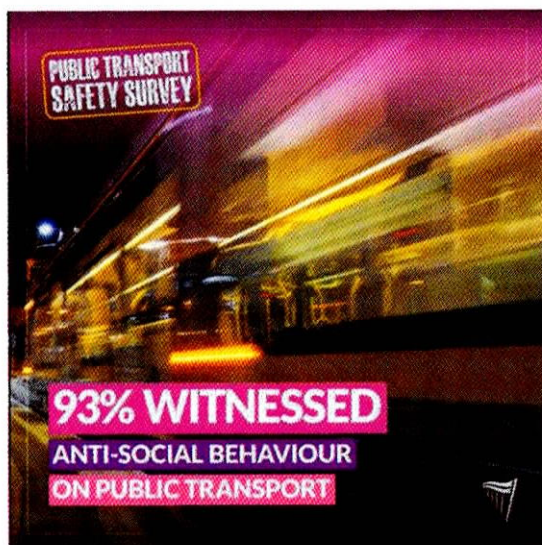
Our business dropped by up to €5000 in takings per week throughout the 5yr (+) construction phases of that project. We were told by Tii, Luas, and Sisk representatives that the short term impact would be outweighed by the long-term positive result of the project. My business and others have not yet returned to pre-luas performance levels and as a result have proceedings pending to the high court in the hope of retrieving our losses.

<https://m.independent.ie/business/small-business/we-cant-guarantee-customers-will-come-back-when-luas-works-are-finished-dublin-city-businesses-form-alliance-35603825.html>

<https://www.thejournal.ie/dublin-business-luas-3375659-May2017/>

My lease agreement is in my personal name; therefore, I am personally liable for any rent arrears that arose whilst our business was made inviable. Our landlords initiated proceedings against us, As a husband and father of three children there was nothing more stressful than working your back off to pay a mortgage to discover your landlords were coming after our personal assets. This had a catastrophic effect on my wellbeing.

I note that Fianna Fail recently carried out a survey in relation to safety on public transport. The results are below:



It would appear these projects are great in hindsight, but the reality is people are afraid to use public transport. We have shut down the city to customers who like the convenience of their cars, especially for those carrying a week supply of heavy meat.

I put substantial directors' loans into our company in order for our 5th generation family business to survive. We had to completely restructure our business which involved losing staff, as a result we had to open an hour earlier and commenced closing an hour later in the evenings. We also started trading on Sundays and bank holiday Mondays to try mitigate the impact on the business.

These large-scale projects have catastrophic effects on neighbouring businesses, customers don't buy fresh food from a noise polluted, traffic congested, dirty, construction site environments.

We note that Hammerson who are supposedly doing the metro enabling works also have plans for 5.5 acre site surrounding our business. These applications for Dublin Central are currently under review by An Bord Pleanala. Planning references; 2861/21, 2862/21, 2863/21, it's my understanding that a

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further three planning applications have also been recently lodged to Dublin City Council by Hammerson.

This large-scale project involves knocking down what's left of the existing city centre shopping retail core surrounding my business and also removing the Moore Street traders which would further impact on the very few remaining independent store traders on Moore Street.

It's been divulged that Hammerson, DCC and the Dept of Heritage were all involved in a compensation process for these street traders who pay €225 annually for a licence yet independent store traders who incur substantial trading costs are expected to remain viable throughout an inordinate construction phase of (10-15yrs).

Question to the Chief Executive **Council**
Meeting 3rd October 2022

Q.37 COUNCILLOR MANNIX FLYNN

PLG To ask the Chief Executive to issue a full response in relation to insinuations and allegations made in the Dáil recently by a TD regarding the ongoing planning process of the redevelopment of Moore Street and its area. This is a serious allegation that will negatively impact on the planning department and planning process within DCC.

Further, it has undermined staff confidence and damaged the reputation of DCC's planning process.

An immediate response from the CEO an indeed the head of planning department is urgently warranted here.

CHIEF EXECUTIVE'S REPLY:

Dublin City Council notes the comments made by Deputy Aengus Ó'Snodaigh T.D. regarding Moore Street and planning matters in the Dáil on 15 September 2022.

The City Council has already outlined the process it led, which involved the Department of Housing, Local Government and Heritage, Moore Street traders and Hammerson.

Following the recommendation of the Moore St. Advisory Group of which Deputy Ó'Snodaigh was a member, Dublin City Council engaged with street traders in an effort to develop a compensation package to protect their livelihoods in the event of the proposed development proceeding and their capacity to trade on Moore Street being impacted.

Several offers were made to traders, all of which were rejected. At no time were traders requested to support the planning application for the proposed development in exchange for payment, either verbally or in writing.

There is a clear written record of DCCs engagement on this matter which demonstrates DCCs good faith and its actions.

Contact: Collin O'Reilly
Tel: 01 222 2010
Email: collin.oreilly@dublincity.ie

313. Deputy Mary Lou McDonald asked the Minister for Housing, Local Government and Heritage the discussions his Department has had with regard to a proposed compensation scheme for street traders on Moore Street in relation to the current planning applications by a company (details supplied) such compensation being payable if permission is granted; the proposed sums of money that would be allocated to this scheme by his Department; if his attention has been drawn to the fact that the Moore Street Advisory Group recommended a compensation scheme involving the traders and the developer only; if he regards such discussion as appropriate given that the planning applications referred to are live and under consideration by An Bórd Pleanála and Dublin City Council; and if he will make a statement on the matter. [15878/22]

[View answer](#)

Written answers (Question to Housing)



Minister of State at the Department of Housing, Local Government and Heritage

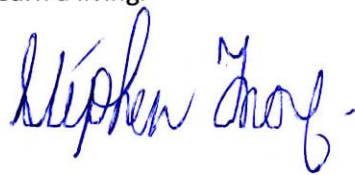
The Moore Street Advisory Group (MSAG) presented its final report in May of 2021 to Minister O'Brien and myself. In this report, the MSAG recommended that an adequate and appropriately structured compensation package should be put in place for the traders as soon as possible, in the context of forthcoming disturbance due to development works.

It also recommended that the process should commence immediately involving the traders and the developers. Development works at the National Monument at 14-17 Moore Street will be carried out on behalf of the National Monuments Service and the State and therefore the recommendation referred to the State also in so far as works at that National Monument are concerned. There are currently no open discussions with traders or their representatives.

This compensation process was arbitrary and very disheartening considering our past experiences with the construction phases of the Luas. We are only back on our feet after paying off rent, rates, bid levies, water rate arrears and now we are facing the same scenario all over again. We have *not been* offered anything to maintain our livelihoods.

We urge An Bord Pleanála to put a condition of planning in place to protect our business and our constitutional right to earn a living.

Yours Faithfully,



Stephen Troy.
Director
Troy's Butchers
Moore Street,
Dublin 1.