

Submission No.	282
Organisation Name or Name of Submitter	Smokin Bones LTD

Item No.	Section Ref.	Page No.	Observation Statement	TII Response
-----------------	---------------------	-----------------	------------------------------	---------------------

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

1	Letter	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.	As noted by EIAR Chapter 9 Traffic and Transport, during the Main Works at Pinnock Hill Junction, the construction site extent and new active travel link during Phase 2 will result in the temporary parking space loss of approximately 20% in the Travelodge car park. The level of loss will be slightly less during Phase 1 and will represent an approximate 10% loss of spaces.
2	Letter	1	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.	As noted by your observation access to and from the business premises will be maintained. As outlined by the EIAR, the R125 South arm will be impacted for six to nine months for unavoidable works - with pedestrian and cyclist access to be maintained to limit adverse impacts to the area. While diversions from the north and west are considerable, there is also alternative routing via Mountgorry Way. Further, traffic coming from Dublin City Centre and Dublin Airport will experience a much reduced level of diversion compared to northwest originating traffic, with only a 200m difference in route distance compared to 1.7km for traffic from the north and west.
3	Letter	1	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?	<p>TII note your concerns related to the impact of construction noise and dust and have assessed these impacts as summarised below. No significant noise impacts are predicted and construction generated dust will be managed so that it does not cause a nuisance.</p> <p><u>Construction Noise</u></p> <p>The impact from construction noise on the Travelodge Hotel building is assessed in EIAR Chapter 13 Airborne Noise and Vibration. The assessment, presented in Appendix 13.7, shows the noise levels during construction will be between 45 - 55 dB depending on the construction activity, well below the threshold limit of 70dB, resulting in a not significant impact on this buildings operation as a result of the MetroLink construction phase.</p> <p><u>Construction Dust</u></p> <p>A summary of dust emission magnitudes from the main construction sites is shown in Table 16.44 of EIAR Chapter 16, Air Quality. The results for Malahide Roundabout to Pinnock Hill – Including Swords Central Station predict an overall dust risk to define the site-specific mitigation level of Medium.</p> <p>A detailed list of Dust Mitigation Best Practice Measures for each construction activity is presented in the EIAR Appendix 16.4 Dust Management Plan to prevent dust nuisance.</p> <p>Before commencing relevant works, an Air Quality Management Plan will be prepared for each worksite and submitted for approval to the relevant planning authority. The plan will include all appropriate dust and emissions mitigation measures applicable to the circumstances of the relevant site, based on the local authority requirements and industry best practices.</p> <p>Dust prevention will be in place at all times to minimise any potential emissions and these procedures will be strictly monitored and assessed. In the event of dust nuisance occurring outside the site boundary, movements of materials likely to cause dust will be curtailed and satisfactory procedures implemented to rectify the problem before the resumption of construction operations.</p>

Submission No.			282	
Organisation Name or Name of Submitter			Smokin Bones LTD	
Item No.				
Section Ref.				
Page No.				
Observation Statement			TII Response	
Ref: Railway (Metrolink - Estuary to Charlemont via Dublin Airport) Order 2022				
4	Letter	1	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.	TII and their contractors will not obstruct your signage unnecessarily. Where this is not possible, temporary signage will be introduced during construction works and will be the subject of further engagement.