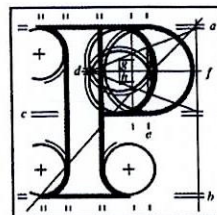


Our Case Number: ABP-313892-22

Your Reference: Giuseppe Vani



**An
Bord
Pleanála**

Pat O'Brien
19 Cadogan Road
Fairview
Dublin 3

Date: 21 July 2023

Re: Bus Connects Blanchardstown to City Centre Core Bus Corridor Scheme
Blanchardstown to Dublin City Centre

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Board has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Board at laps@pleanala.ie

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

Yours faithfully,

Eimear Reilly
Executive Officer
Direct Line: 01-8737184

AA02

Teil	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1800 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

@ Giuseppe Vani

Pat O'Brien FRIAI

19 Cadogan Road, Fairview, Dublin 3.

Telephone: [REDACTED]

Email: [REDACTED]

Architect



5th July 2023
The secretary,
An Bord Pleanála,
64, Marlborough Street,
Dublin 1

AN BORD PLEANÁLA
LDG- _____
ABP- _____
06 JUL 2023
Fee: € _____ Type: _____
Time: 11:45 By: Hand

D01 V902

Re: Blanchardstown to city centre core bus corridor scheme
Case Ref No ABP - 313892-22

Response on behalf of Giuseppe Vani,
47, Manor Street, Dublin 7
D07 PF 89
Schedule of Commercial Business ref: 107

Dear Sirs,

On behalf of my client I acknowledge receipt of your letter dated 8.6.2023 and your invitation to make submission to the response made by the National Transport Authority to our objections dated 25.08.2022.

I note from their response that they are aware of our objections but have not addressed our concerns in any way. They have not indicated how my client is to service his business in the absence of any road frontage, loading bays or car parking. As pointed out in our original report the retention of the link road between Aughrim Street and Prussia Street and adjacent car parking will have absolutely no impact on the overall plan and will only impact on the proposal for the 'Stoneybatter Plaza'.

I emphasise once again that having a public plaza directly adjoining two late night venues such as a public house and a traditional 'Fish and Chipper' may not be a good idea. From my experience as an architect for over 40 years I have found that the main reason for Refusal of Planning for Take-Aways was that by their nature they encourage loitering leading to noise, disturbance litter etc particularly at night time.

I would ask you therefore on behalf of my client, at the very minimum to retain the link road and adjacent car parking and the existing arrangement which works very well. There will still be room for public plaza but at a distance from the public house and Take-Away.

My client and his parents have run a very successful business for many years and still live over the Take-Away. They are extremely concerned about the proposed development and would ask the Bord to address their concerns which are extremely genuine.

Yours faithfully,



Pat O'Brien FRIAI