

Pat O'Brien FRIAI

19 Cadogan Road, Fairview, Dublin 3.
Telephone: 01 833 9337
Email: ailtiri@eircom.net

Architect



25 / 08 / 2022

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1
D01 V902

Re.: Blanchardstown to City Centre Core Bus Corridor Scheme
Case Ref.: HA29N.313892

Observation on behalf of Giuseppe Vani,
47 Manor Street,
Dublin 7,
D07 PF89
Schedule of Commercial Businesses Reference: 107

Cheque for € 50-00 enclosed to cover fee.

AN BORD PLEANÁLA	
LDG-	058544-22
ABP-	313892-22 (HM)
25 AUG 2022	
Fee: €	50.00 Type: CHEQUE
Time:	By: HAWJ.

Dear Sirs,

On behalf of my client, Giuseppe Vani of 47 Manor Street, Dublin 7, I wish to object in the strongest possible terms to the proposed Blanchardstown to City Centre Core Bus Corridor Scheme, and in particular as it effects my client's property at the top of Manor Street.

My client is the owner of the Manor Take Away at 47 Manor Street, and resides with his family above the Take Away. The building is a substantial three storey property, located between Kavanagh's Public House and McFadden's Pharmacy, and fronts the link road between Aughrim Street and Prussia Street. As well as the link road this area also has 7 no. car parking spaces, and 2 footpaths, one adjoining the buildings and one in front of the car parking spaces, as well as a green landscaped area also served by a footpath. It has been upgraded in recent years and is well finished, with the area demarcated by different paving setts, paving slabs and bollards, as well as a traditional lamp standard and a mature tree. The Take Away is a well established traditional Italian Take Away, and prior to my client's ownership it was run by his parents, who also live over the Take Away in the residential accommodation.

As part of my submission I include 3 no. photographs showing my client's property and the area in front which will be effected by the proposal.


The Take Away is very popular and well known in the area, and works extremely well with regard to loading and unloading deliveries both in and out, and the convenient parking across the link road, as well as 4 to 5 spaces adjacent on Aughrim Street for commercial and residential purposes.

My client was horrified when he viewed the proposed plans. Not only were the car parking spaces removed, but the link road has also disappeared, and he no longer has a road frontage with his building. There was no mention on the drawings of the removal of the road or how he is to service his building. At least the public house has been left with a loading bay. No provision has been made for loading or unloading or deliveries in and out, and not even a parking space for the family who live at 47 Manor Street. If this proposal is approved it could well spell disaster for my client and would make it impossible to run his business. For example, loading or unloading could not take place without parking illegally and creating a traffic hazard, and neither is there any provision made for either commercial or residential parking for my client's family and his parents.

Apart from the difficulty of running a business in such circumstances, the whole idea of the 'Stoneybatter Plaza' fronting a 'Take Away' may not be the best of ideas. If my client had a 'sit-down restaurant' it might well be an advantage, as he could have supervised external dining, but eating the food in the vicinity of the Take Away should not be encouraged, and may lead to other unintended uses, such as developed on the boardwalks of the Liffey.

I would ask you, on behalf of my client, to refuse permission for this part of the development at the Aughrim Street, Manor Street, Prussia Street junction, as it is totally impractical and will make it impossible for my client to run his business, and would not be in accordance with the proper planning and development of the area. The proposal appears not to have been thought out fully, as it appears to me that there is no reason why the link road cannot be retained, and at least 6 of the 7 car parking spaces adjacent, and you would still have room for the 'Stoneybatter Plaza and public realm enhancement' a good distance from the Take Away. The existing arrangement works extremely well both for the Take Away and residence overhead.

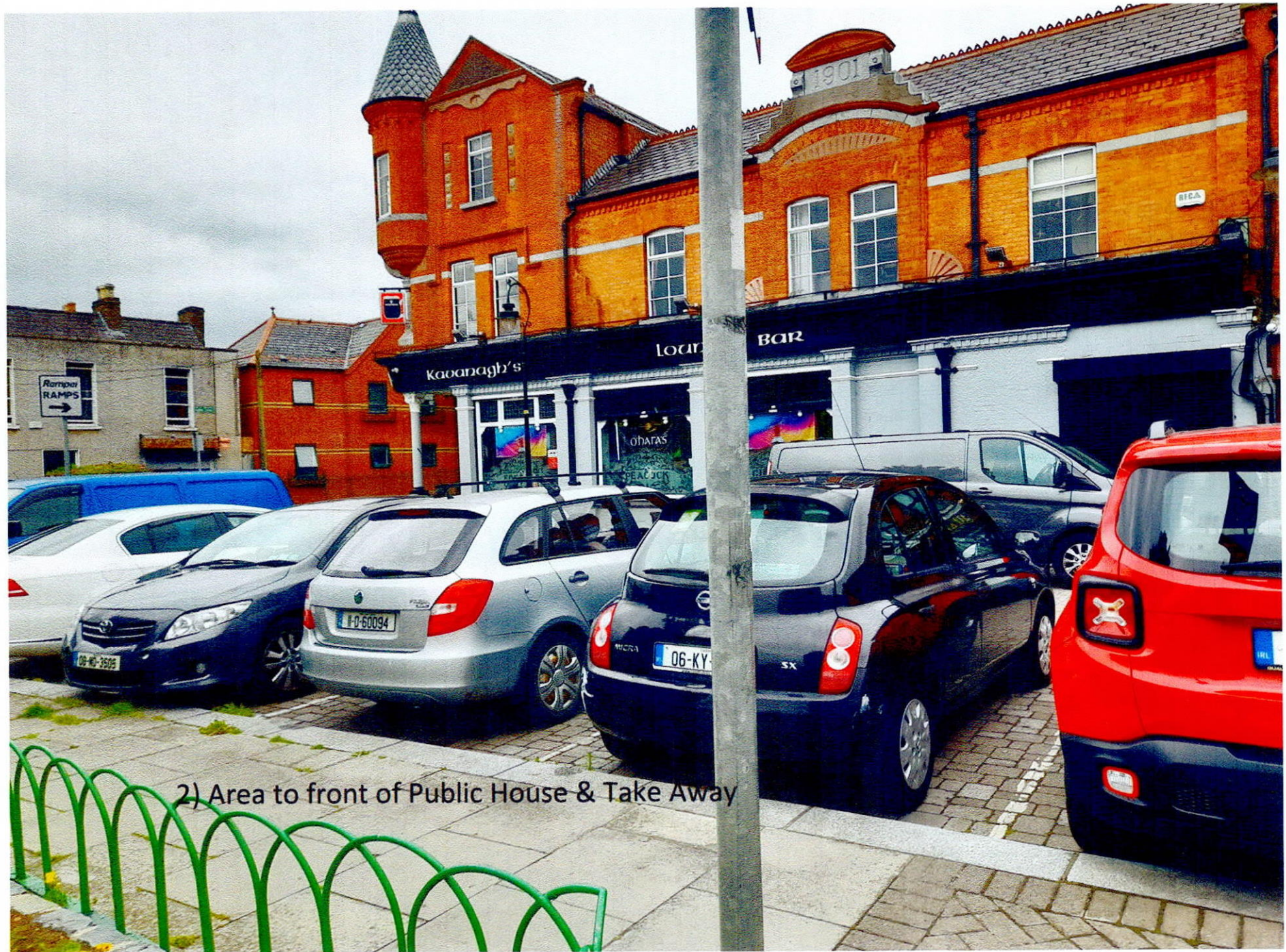
On behalf of my client I would ask you to refuse permission for this part of the development, which is totally impractical and poorly thought out, and would not be in accordance with the proper Planning of the area.

Yours faithfully 

Pat O'Brien FRIAI Architect



1) Showing area to front of Kavanagh's Public House, Manor Take Away and McFadden's Pharmacy, including link road, car parking, footpaths, green area and mature tree



2) Area to front of Public House & Take Away



5) Area to front of Take
Away & Pharmacy