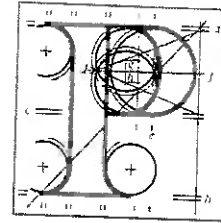


Our Case Number: ABP-317660-23



**An
Bord
Pleanála**

The Wine Pair
c/o Canice McKee
79-81 Clanbrassil Street Lower
Dublin 8
D08 K516

Date: 12 December 2023

Re: Bus Connects Kimmage to City Centre core bus corridor scheme
Kimmage, Dublin

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above-mentioned proposed road development and will take it into consideration in its determination of the matter. Please be advised that those listed on the Compulsory Purchase Order schedule associated with this application are not required to pay the €50 fee associated with this case. As you are listed on the schedule, a refund of €50 will be issued to the debit/credit card used to make payment for this submission.


Please note that the proposed road development shall not be carried out unless the Board has approved it or approved it with modifications.

The Board has also received an application for confirmation of a compulsory purchase order which relates to this proposed road development. The Board has absolute discretion to hold an oral hearing in respect of any application before it, in accordance with section 218 of the Planning and Development Act 2000, as amended. Accordingly, the Board will inform you in due course on this matter. The Board shall also make a decision on both applications at the same time.

If you have any queries in relation to this 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

HA02A

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Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
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64 Sráid Maoilbhríde
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**Subject: Kimmage to City Centre Core Bus Corridor Scheme
Number on Map deposited at NTA – 1026 (1).2f and 1026 (2).2f
Construction Compound and Storage Unit**

Dear Sir, Madam

I am writing on behalf of The Wine Pair, a well-regarded neighbourhood wine shop and bar that has been proudly serving the community since December 2019. Despite the unprecedented challenges posed by the Covid-19 pandemic, we have worked diligently to establish ourselves as a local favourite. Today, we find ourselves facing another potentially adverse situation, the proposed establishment of a Construction Compound and Storage Unit in the immediate vicinity of our business.

Before highlighting our concerns, we wish to underscore that we appreciate the necessity of urban development projects for the advancement of Dublin City. Nevertheless, we firmly believe that such developments should not come at the detriment of established local businesses that significantly contribute to the vibrancy and economic health of the community.

We hereby raise our objections on the following grounds, with a request for serious consideration and a collaborative approach:

Access to our Business

We seek firm assurances that customer access will not be significantly hampered, thereby adversely affecting our trade. We request a comprehensive access study to evaluate the potential impact on our business.

Visibility and Signage

We have invested considerably in signage to maintain visibility from various vantage points. We request a visual impact assessment to ensure that our signage and storefront visibility are not obstructed, hampering our ability to attract customers.

Business Disruption

Local businesses rely on doorstep deliveries for smooth operations. Interruptions can have grave consequences on their functionality. Inefficient delivery points might result in delayed receipt of goods, spoilage of perishable items, and a restricted stock variety, subsequently affecting sales.

Customer Experience

We insist on a detailed disclosure of the proposed design and layout of the compound to evaluate its impact on our customers' experience, who frequently enjoy our outdoor seating area.

Security Concerns

We seek a commitment from the council to implement and maintain robust security measures that prevent potential criminal activities in the spaces created by the new structures.

Anti-Social Behaviour

We urge a community impact study to assess the potential for an increase in, already problematic, anti-social behaviour and request the establishment of preventive measures to ensure the safety and well-being of our staff and customers.

Alternate Location

This proposal will remove the tiny amount of green space that is available in this area – one of the least green areas of Dublin. In Greening the Liberties, a document produced by Dublin City Council, it was illustrated that the area was "86 per cent below the internationally

recommended level of green space per person," for such a densely populated neighbourhood. We propose a reconsideration of the location, suggesting a more suitable site at St Vincent Street/Clanbrassil St, which is currently utilized for glass recycling and public parking, potentially offering a balanced solution.

Business Migration

Should the proposed plans go ahead the conditions might drive businesses to consider relocation, resulting in potential vacancies and a diminishing city centre atmosphere. Certain businesses, under the strain of these logistical complications, might be forced to cease operations, leading to job losses.

Public Consultation Fees

We express concern over the high fees associated with the public consultation process, which might deter valuable community input. We propose a reconsideration of the fee structure to encourage active participation from the local residents and business communities, fostering a collaborative and inclusive decision-making process.

In conclusion, we firmly believe that a collaborative approach, engaging local businesses and residents alike, will facilitate a solution that meets the city's developmental goals while preserving the integrity and vitality of the local community. We are keen on participating actively in discussions and planning processes to achieve a mutually beneficial outcome.

We look forward to a constructive dialogue and thank you for your attention to these critical matters.

Sincerely,



Carice Mckee
Owner
The Wine Pair

The Wine Pair
79 – 81 Clanbrassil Street Lower
Dublin D08 K516