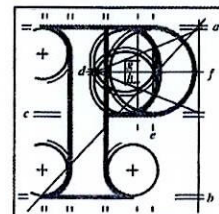


**Our Case Number:** ABP-313509-22

**Your Reference:** Tesco Ireland Limited



**An  
Bord  
Pleanála**

RMLA Planning Consultants  
Unit 3B  
Santry Avenue Industrial Estate  
Santry Avenue  
Dublin 9  
D09 PH04

**Date:** 10 July 2023

**Re:** BusConnects Belfield/Blackrock to City Centre Core Bus Corridor Scheme  
Co. Dublin

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

Yours faithfully,

Sarah Caulfield  
Executive Officer  
Direct Line: 01-8737287

AA02

**Tel**  
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**Facs**  
Láithreán Gréasáin  
Ríomhphost

**Tel**  
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(01) 872 2684  
[www.pleanala.ie](http://www.pleanala.ie)  
[bord@pleanala.ie](mailto:bord@pleanala.ie)

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

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

|                         |           |
|-------------------------|-----------|
| <b>AN BORD PLEANÁLA</b> |           |
| LDG-                    |           |
| ABP-                    | 313509-22 |
| 04 JUL 2023             |           |
| Fee: €                  | Type:     |
| Time: 16:42             | By: Hand  |

**RMLA Limited,**  
Unit 3B,  
Santry Avenue Industrial Estate,  
Santry Avenue,  
Santry,  
Dublin 9,  
D09 PH04

Email: [admin@rmla.ie](mailto:admin@rmla.ie)

Date: 4<sup>th</sup> July 2023

Dear Sir/Madam,

**Re: BusConnects Belfield/Blackrock to City Centre Core Bus Corridor Scheme Co. Dublin**  
**An Bord Pleanála Ref. No. 313509-22**

We, RMLA, are acting for our Client, Tesco Ireland Limited, Gresham House, Marine Road, Dún Laoghaire, County Dublin to prepare this submission in response to the submission, dated 8<sup>th</sup> September, received from the National Transport Authority (hereafter 'NTA') on the abovementioned scheme. Please note that going forward **all correspondence in relation to this submission should be sent to the Agents, RMLA**, Unit 3B, Santry Avenue Industrial Estate, Santry Avenue, Santry, Dublin 9, D09 PH04. We request that An Bord Pleanála (hereafter 'ABP') keep us informed of any updates relating to this application.

The retail sector makes a major contribution to Dublin City and suburbs, by increasing the vitality and viability of its urban settlements and villages, and acts as an economic anchor, creating significant employment and indirect economic and social activity. In this regard, our client welcomes this opportunity to further engage with the NTA and ABP in respect of the preparation of the BusConnects Scheme.

### **Merrion Shopping Centre**

As outlined in our client's previous submission, clarification was requested regarding the temporary Compulsory Purchase Order of the access ramp and footpath along Merrion Road used by customers to enter the Merrion Shopping Centre. In response, the NTA have outlined that they will put the necessary alternative measures and directional signage in place for users wishing to access the Centre via the ramp during this period. We appreciate the response provided and look forward to working further with the NTA on this matter during the construction phase.

### **Baggot Street Upper**

As highlighted in our client's previous submission, Tesco operate a store along Baggot Street Upper and the existing loading bay outside of the premises is to be removed with an alternative loading bay proposed; however, it is approximately 40m from the store. In response to the above, the NTA have stated *"it is acknowledged that the proposed loading bay location is offset from its current location but will only be c.40m from the Tesco store which is considered to be acceptable."*

Our client's concerns remain in regard to the health and safety of pedestrians and the occupational health and safety of our delivery/handling staff. Baggot Street Upper is a particularly busy thoroughfare and the proposal of a loading bay c.40m away is of a concern to our client.



The current proposal would result in a significant cage pull/push on a busy public street with a heavy load while maintaining clear visibility of the footpath and pedestrians. The location of loading bays at a considerable distance from our store and many other commercial premises who are reliant on regular deliveries, typically receiving one- two per day, can lead to significant pedestrian safety issues whereby delivery vehicles/handlers come into conflict with pedestrians potentially leading to serious health and safety risks. Additionally, with such a considerable distance further obstacles such as on street planting, outdoor seating, and cycle parking etc, may be encountered resulting in further safety concerns for the public. It is requested that the NTA revisit the loading bay provision at this location, to consider if an enlarged loading bay could be facilitated, or indeed if the proposed arrangement could be amended to provide for the loading bay outside of nos. 20/22 Baggot Street Upper.

Furthermore, our client had previously highlighted their concerns regarding cyclist and staff safety due to the location of the cycle lane on the inside of the loading bay. In response the NTA has highlighted that the proposal has been identified as the safest arrangement for cyclists in these areas as it affords the most physical protection from passing traffic. Additionally, the NTA in their response have referred to a cross section of the proposed loading bays (see Figure 1) which details a 750mm buffer zone will be provided. Our client welcomes the above clarification on same and would request buffer zones should be a maximum, wherever possible e.g., to accommodate cages that are 846mm.

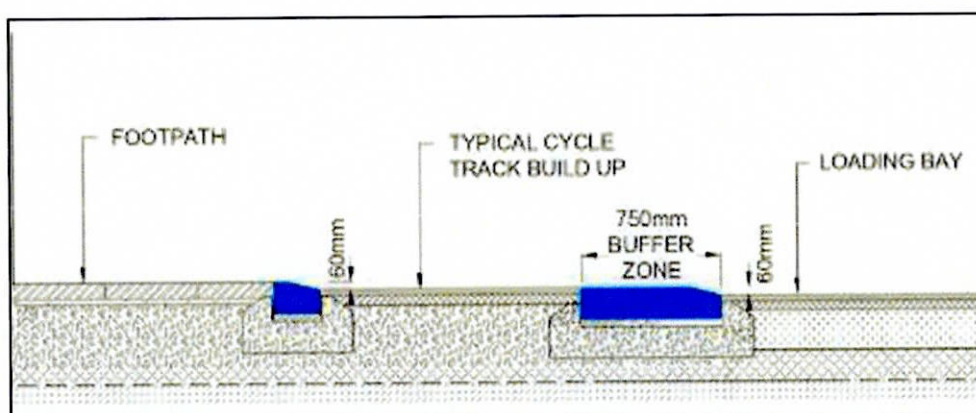


Figure 1: Proposed Loading Bay Cross Section with Chamfered Kerbs

## Conclusion

Tesco fully acknowledges and welcomes the need to improve the accessibility of our city in line with our European counterparts. In this regard, the NTA's investment in sustainable transport to improve the urban environment of Dublin City and its suburbs is welcomed. Our client welcomes the NTA's response; however, we would request, as part of the overall BusConnects scheme, that the importance of pedestrian safety is not overlooked and the significant safety impacts that may result in the location of loading bays at a considerable distance from commercial premises.

We trust that the points raised in this submission will be considered by An Bord Pleanála as part of the assessment of this application. We are available for discussion on any of the matters referred to above and would also appreciate if you could confirm receipt of this submission by return.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'Robert McLoughlin', written over a horizontal line.

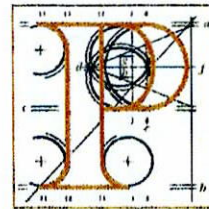
Robert McLoughlin  
Managing Director  
For and on Behalf of RMLA Limited





**Our Case Number:** ABP-313509-22

**Your Reference:** Tesco Ireland Limited



**An  
Bord  
Pleanála**

Avison Young  
2-4 Merrion Row  
Dublin 2  
D02 WP23

RECEIVED 14 JUN 2023

**Date:** 02 June 2023

**Re:** BusConnects Belfield/Blackrock to City Centre Core Bus Corridor Scheme  
Co. Dublin

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above mentioned proposed road development application for approval under section 51(2) of the Roads Act, 1993, as amended.

The Board has considered the case and hereby notifies you that it has decided to determine the application without an oral hearing. In this regard, please be advised that the Board has absolute discretion to hold an oral hearing and has concluded that this case can be dealt with adequately through written procedure. Accordingly, the Board hereby considers it appropriate to invite you to make a submission in accordance with section 217B of the Planning and Development Act 2000, as amended, in relation to the submission dated 8th September 2022 received from the National Transport Authority. A copy of the submission can be found on the Board's website at [www.pleanala.ie/en-ie/case/313509](http://www.pleanala.ie/en-ie/case/313509) under the heading responses. This submission together with the application documentation is also available for public inspection at the following locations:

An Bord Pleanála, 64 Marlborough Street, Dublin 1

National Transport Authority, Dún Scéine, Harcourt Lane, Dublin 2

Any submission in relation to the above must be received by the Board within 5 weeks from the date of this letter (i.e. not later than 5:30pm on the 6th July 2023). No additional fee is required for making a submission. As there are a number of busconnects applications with the Board for approval you are requested in your response, if any, to provide the following:

- (a) The reference number ABP- 313509-22
- (b) Your name and address.
- (c) The name and address of the person you are acting on behalf of.

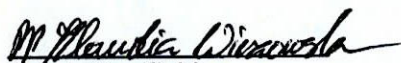
|                           |                |                                                        |
|---------------------------|----------------|--------------------------------------------------------|
| <b>Tel</b>                | <b>Tel</b>     | (01) 858 8100                                          |
| <b>Glaos Áitiúil</b>      | <b>LoCall</b>  | 1800 275 175                                           |
| <b>Facs</b>               | <b>Fax</b>     | (01) 872 2684                                          |
| <b>Láithreán Gréasáin</b> | <b>Website</b> | <a href="http://www.pleanala.ie">www.pleanala.ie</a>   |
| <b>Ríomhphost</b>         | <b>Email</b>   | <a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a> |

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D01 V902

64 Marlborough Street  
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D01 V902

If you have any queries in relation to the matter please contact the undersigned officer of the Board.  
Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,



Sarah Caulfield

Executive Officer

Direct Line: 01-8737287

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