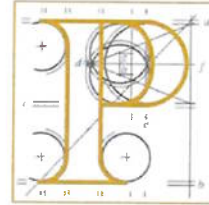


Our Case Number: ABP-317679-23

Your Reference: Waterside Block 9 Developments Ltd.



**An
Bord
Pleanála**

Cronin & Sutton Consulting
19-22 Dame Street
Dublin 2
D02 E267

Date: 04 October 2023

Re: Ringsend to City Centre Core Bus Corridor Scheme.
Ringsend to City Centre, Co. Dublin.

Dear Sir / Madam,

An Bord Pleanála has received your recent submission (including your fee of €50) in relation to the above-mentioned proposed road development and will take it into consideration in its determination of the matter.

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

If you have any queries in the mean time, 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,



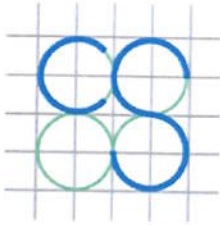
Niamh Thornton
Executive Officer
Direct Line: 01-8737247

HA02

Teil (01) 858 8100
Glaó Áitiúil 1890 275 175
Facs (01) 872 2684
Láithreán Gréasáin www.pleanala.ie
Ríomhphost bord@pleanala.ie

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An Bord Pleanála (Strategic Infrastructure Division)
64 Marlborough Street
Dublin 1
D01 V902

Sent By: Email

Job Ref: R125

A - GF

Date: 3-Oct-23

**RE: Observation in Relation to NTA SID Application Ref. 317679
(Ringsend to City Centre Core Bus Corridor Scheme)**

Dear Sir/Madam,

Acting on behalf of Waterside Block 9 Developments Limited, owner of the strategic development site at City Block 9, North Wall Quay, Dublin 1, we wish to make a submission in relation to the National Transport Authority's road development application to An Bord Pleanála for the Ringsend to City Centre Core Bus Corridor Scheme (ABP ref. **317679**).

City Block 9, as identified in the *North Lotts and Grand Canal Dock Planning Scheme 2014*, is bounded by Mayor Street Upper to the north, by North Wall Quay to the south, by North Wall Avenue to the east, and by Castleforbes Road to the west. Permission has been granted on the western section of City Block 9 for a commercial office development (DCC reg. refs. DSDZ2103/21, DSDZ5296/22, and DSDZ4208/23), which is currently under construction.

The Ringsend Scheme arrangement drawings (specifically drawing no. **BCIDD-ROT-GEO_GA-0016_XX_00-DR-CR-0004**) show that it is proposed to remove the existing on-street car parking spaces and loading bay on the northern side of North Wall Quay, at the southern boundary of City Block 9. These existing facilities comprise:

- 5no. general car parking spaces
- 2no. disabled-accessible car parking spaces
- 2no. EV charging spaces
- 1no. loading bay

KP & Associates Consulting Engineers Ltd. T/A Cronin & Sutton Consulting

Company No. 505303 | Registered Office: 19-22 Dame Street, Dublin 2.

Directors: P. Sutton (Chairman), O. Sullivan (Managing), C. Sutton-Smith,

E. Sutton, N. Barrett, C. Barry, D. Byrne, R. Fitzmaurice, M. McEntee,

L. McNamee, C. Twomey | Assoc. Director: G. Lindsay

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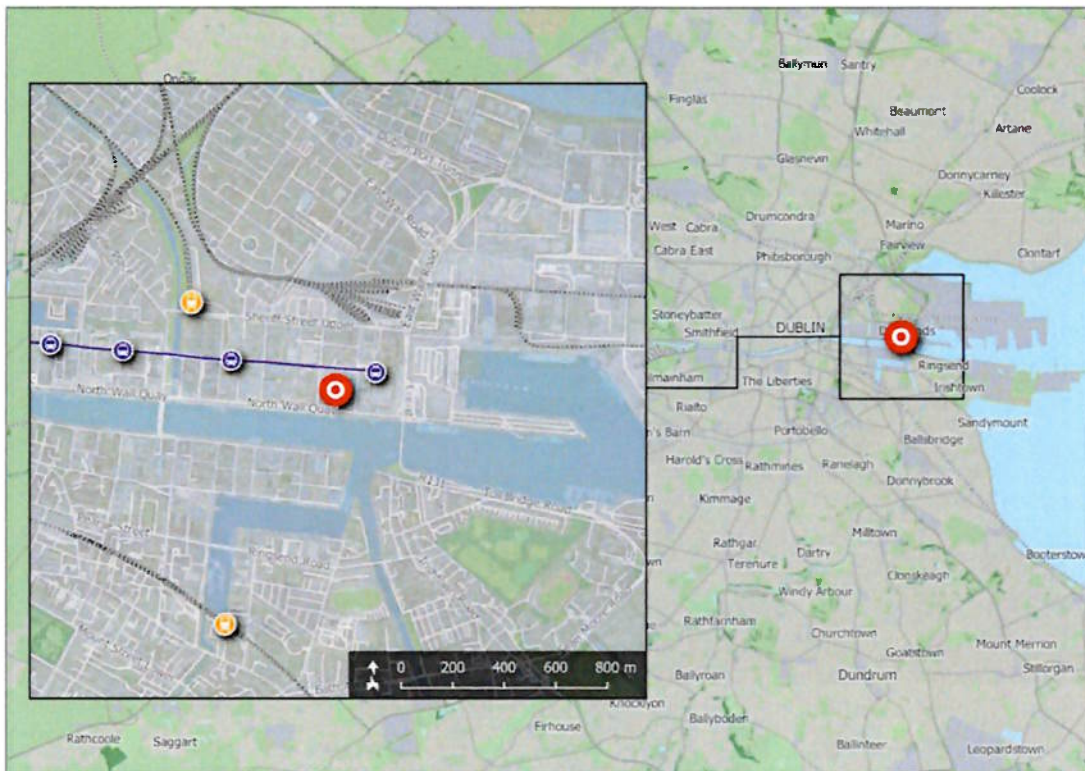
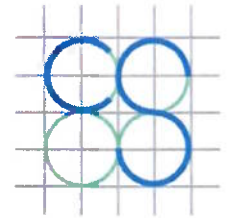


Figure 1 – Location of City Block 9

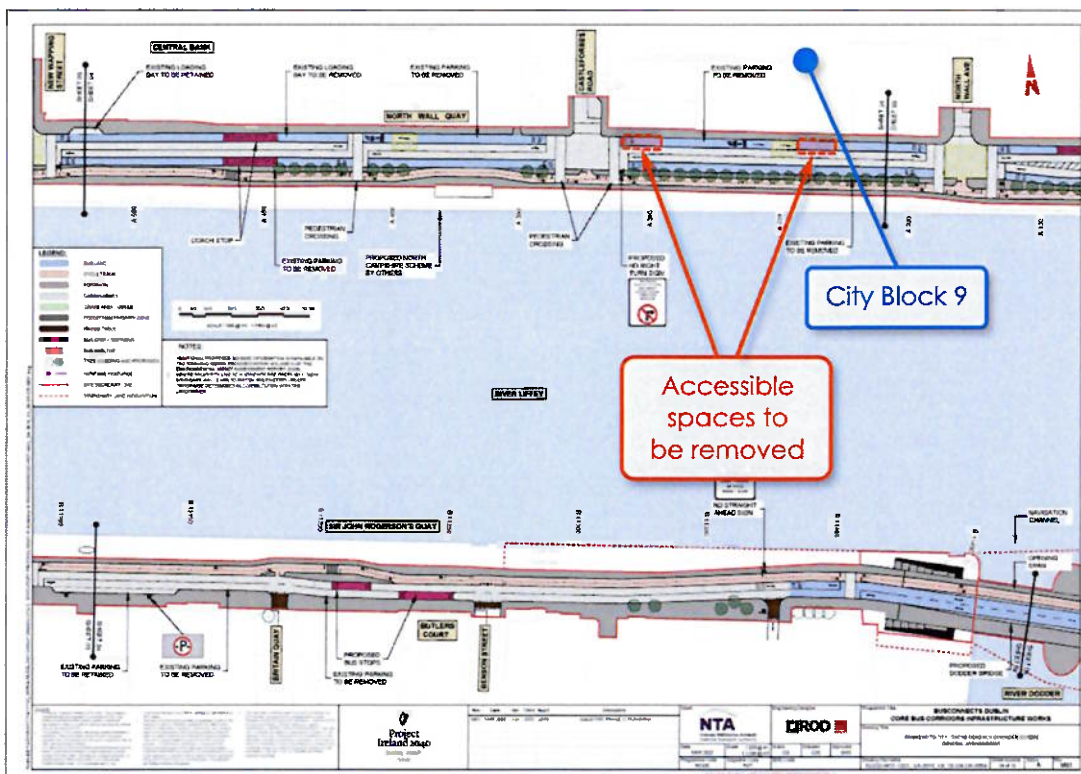
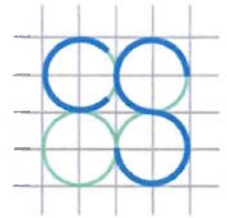


Figure 2 – Proposed CBC arrangement



While our client welcomes the implementation of improved public transport infrastructure on North Wall Quay, we are concerned that the removal of the existing disabled-accessible car parking spaces at this location would have a detrimental effect on the accessibility of the City Block 9 site, unless equivalent alternative facilities are provided. We note that the Disabled Access Certificate (DAC) granted for the commercial development now under construction on this site makes reference specifically to these existing on-street disabled-accessible spaces.

We therefore request that any final permission granted for the Ringsend to City Centre Core Bus Corridor Scheme include a condition that at least 2no. replacement disabled-accessible car parking spaces, as well as a general passenger set-down/collection area, be provided adjacent to City Block 9 as part of the scheme, either:

- on North Wall Quay,
- on Castleforbes Road, or
- at the southern end of North Wall Avenue.

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. Finn', is positioned above the printed name.

Gordon Finn

Civil Engineer

BA, BAI (Hons), MAI (St), MIEI, Cert RSA

for Cronin & Sutton Consulting