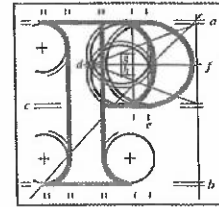


Our Case Number: ABP-314056-22

Your Reference: Tesco Ireland Ltd



An  
Bord  
Pleanála

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

Date: 06 July 2023

Re: Liffey Valley to City Centre Core Bus Corridor Scheme.  
Fonthill Road to High Street all in the County of Dublin.

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above mentioned case. The contents of your submission have been noted.

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,

Niamh Thornton  
Executive Officer  
Direct Line: 01-8737247

CH08

|                    |         |                  |
|--------------------|---------|------------------|
| Tel                | Tel     | (01) 858 8100    |
| Glaó Áitiúil       | LoCall  | 1800 275 175     |
| Facs               | Fax     | (01) 872 2684    |
| Láithreán Gréasáin | Website | www.pleanala.ie  |
| Ríomhphost         | Email   | bord@pleanala.ie |

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|----------------------|-----------------------|
| 64 Sráid Maoilbhríde | 64 Marlborough Street |
| Baile Átha Cliath 1  | Dublin 1              |
| D01 V902             | D01 V902              |

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

|                         |                                  |
|-------------------------|----------------------------------|
| <b>AN BORD PLEANÁLA</b> |                                  |
| LDG- _____              | Santry Avenue Industrial Estate, |
| ABP- _____              | Santry Avenue,                   |
| 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 Liffey Valley to City Centre Core Bus Corridor Scheme. Fonthill Road to High Street all in the County of Dublin.**

**An Bord Pleanála Ref. No. 314056-22**

### Introduction

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 26<sup>th</sup> October 2022 and 22<sup>nd</sup> March 2023, 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.

### Thomas Street

As highlighted in our client's previous submission, Tesco operate a store at 51-52 Thomas Street and the existing loading bay outside of the premises is to be removed with an alternative loading bay proposed; however, it is approximately 120m from the store to the west. In response to the above, the NTA have stated:

*"a relocated loading bay is proposed approximately 120m west of Meath Street. The Road Safety Audits undertaken for the Proposed Scheme, included as Appendix M of the Preliminary Design Report provided in the Supplementary Information, do not highlight any safety issues with the proposed arrangement in this regard."*

We appreciate the NTA's response and the fact that the Road Safety Audit did not highlight any safety issues; however, our client's concerns are in regard to the health and safety of pedestrians and the

occupational health and safety of our delivery/handling staff. Thomas Street is a busy thoroughfare and the proposal of a loading bay c.120m away is of a significant concern to our client.

The current proposal would result in a significant cage pull/push on a narrow busy public street and the need to cross over the Meath Street junction, navigate level changes 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, such a considerable distance will result in further obstacles such as on street planting, outdoor seating and cycle parking etc, resulting in further safety concerns for the public.

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 to same 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.

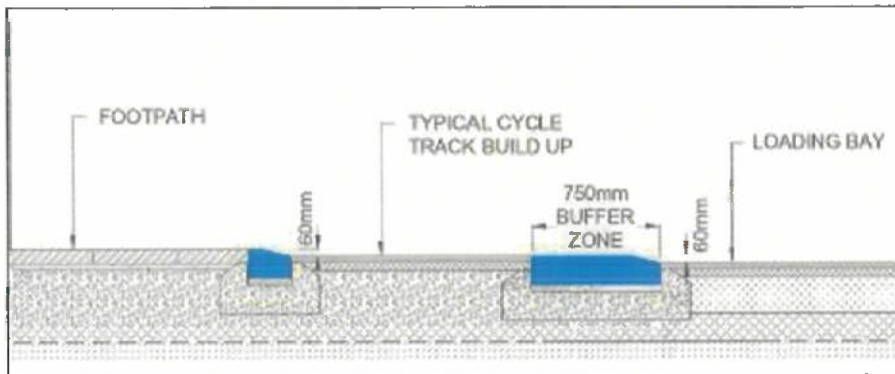


Figure 1: Proposed Loading Bay Cross Section with Chamfered Kerbs

## 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.

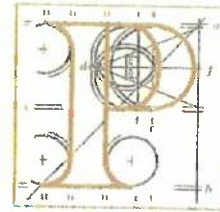
Yours Faithfully,

Robert McLoughlin  
Managing Director  
For and on Behalf of RMLA Limited

---

**Appendix I - An Bord Pleanála Correspondence Ref. No. 314056**

**Our Case Number:** ABP-314056-22



**An  
Bord  
Pleanála**

Tesco Ireland Ltd  
c/o Avison Young  
2-4 Merrion Row  
Dublin  
Dublin 2  
D02 YN56

**RECEIVED 14 JUN 2023**

**Date:** 01 June 2023

**Re:** Liffey Valley to City Centre Core Bus Corridor Scheme.  
Fonthill Road to High Street all in the County of 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 submissions dated 26th October, 2022 and 22nd March, 2023 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/314056](http://www.pleanala.ie/en-ie/case/314056) 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 5th July, 2023). No additional fee is required for making a submission.

|                           |                |                                                        |
|---------------------------|----------------|--------------------------------------------------------|
| <b>Tel</b>                | <b>Tel</b>     | (01) 858 8100                                          |
| <b>Glaó Áitíúil</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> |

|                      |                       |
|----------------------|-----------------------|
| 64 Sráid Maoilbhríde | 64 Marlborough Street |
| Baile Átha Cliath 1  | Dublin 1              |
| D01 V902             | D01 V902              |

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-
- (b) Your name and address.
- (c) The name and address of the person you are acting on behalf of.

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,



Niamh Thornton  
Executive Officer  
Direct Line: 01-8737247

ADHOC

|                           |                |                                                        |
|---------------------------|----------------|--------------------------------------------------------|
| <b>Tell</b>               | <b>Tel</b>     | (01) 858 8100                                          |
| <b>Glac Áitíúil</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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