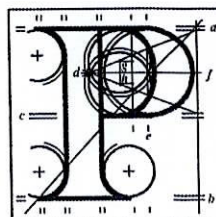


Our Case Number: ABP-316272-23

Planning Authority Reference Number:

Your Reference: Tesco Ireland Limited



**An
Bord
Pleanála**

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

Date: 07 July 2023

Re: Bus Connects Templeogue/Rathfarnham to City Centre Core Bus Corridor Scheme
Templeogue/Rathfarnham to City Centre

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 accept this letter as a receipt for the fee of €50 that you have paid.

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.

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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|--------------------|---------|------------------|
| Tel | Tel | (01) 858 8100 |
| Glaó Áitiúil | LoCall | 1890 275 175 |
| Facs | Fax | (01) 872 2684 |
| Láithreán Gréasáin | Website | www.pleanala.ie |
| Ríomhphost | Email | bord@pleanala.ie |

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



Planning Consultants

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

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

Email: admin@rmla.ie

Date: 19th June 2023

Dear Sir/Madam,

**Re: BusConnects Templeogue/Rathfarnham to Dublin City Centre Core Bus Corridor Scheme
County Dublin**

An Bord Pleanála Ref. No. 316272

Introduction

We, RMLA Limited, are acting for our Client, Tesco Ireland Limited, Gresham House, Marine Road, Dún Laoghaire, County Dublin to prepare this submission in relation to the lodgement of the BusConnects Templeogue/Rathfarnham to City Centre Core Bus Corridor Scheme by the National Transport Authority (hereafter 'NTA').

The payment of €50, being the appropriate fee for making a submission, has been made online. Please note all correspondence in relation to this submission should be sent to the Agents, RMLA Limited, 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 engage with the NTA and ABP in respect of the preparation of the BusConnects Scheme.

Tesco Ireland Limited (hereafter 'Tesco') welcomes the proposed investment in public transport, active travel, and the urban environment of Dublin. It is considered that the proposed BusConnects Scheme will greatly improve the way in which Dublin City functions from an economic, social, and environmental perspective.

With regards to the Templeogue/Rathfarnham to City Centre route, Tesco operates three stores along this route, Camden Street Express, Aungier Street Express and the Terenure Road Metro store.

Deliveries & Loading Bays

As outlined above, Tesco has two stores situated at Camden Street and Aungier Street which rely heavily on loading bay spaces. Our Client welcomes the inclusion of the loading bays adjacent the Camden Street and Aungier Street stores (Figures 1 & 2) within the proposed scheme and appreciates the recognition by the NTA that the business operators in the immediate area be able to continue to service their units in a safe and efficient manner.

As a convenience store operator, our Client specifically welcomes the retaining of the loading bays which facilitate the necessary daily deliveries and servicing of the retail units. The location of the loading bays is vital for both the health and safety of pedestrians and efficient operation of the stores. Given the significant number of commercial premises located, specifically along Camden Street, we would question whether the extent of loading bay provision proposed by the NTA in this location is sufficient to meet their needs. Whilst it is accepted, in certain suitable locations, the reduction of loading bays to minimise larger truck movements across the city is required, this would require stricter policing so as not to inhibit deliveries and result in wider traffic congestion if designated loading bays are blocked or inaccessible.

As such, we would request, once implemented, that the Local Authority consider strict policing of loading bays on Camden Street and Aungier Street. In the event, these or other loading bays in the area are not available, or are occupied by non-commercial vehicles, this will negatively impact the accessibility of business premises and the objective of the scheme to provide safe pedestrian and cyclist facilities that co-exist with the necessary movement of vehicles and service vehicles.

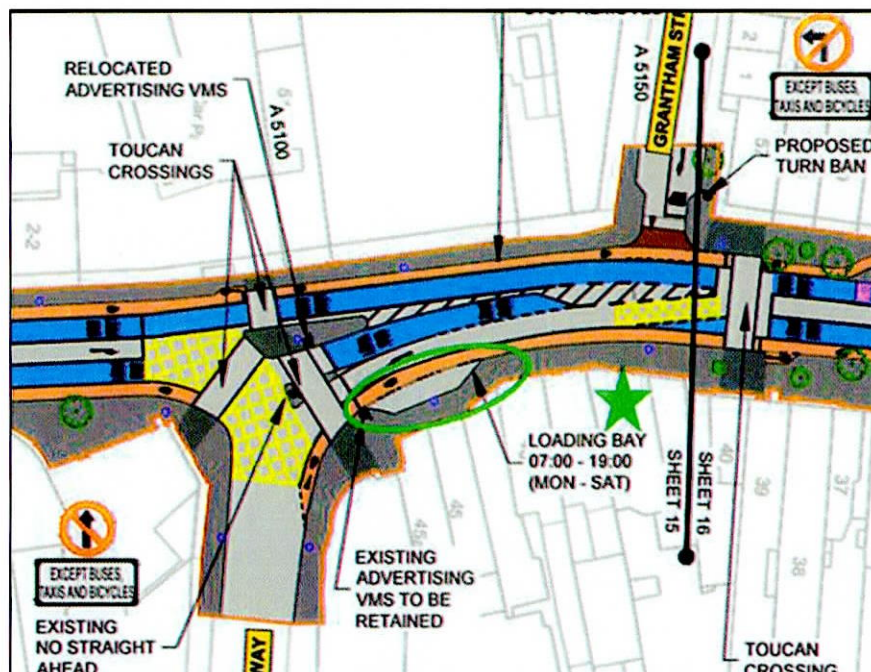


Figure 1: Extract from General Arrangement Camden Street drawing (Tesco Express store indicated by star)



Figure 2: Extract from General Arrangement Aungier Street drawing (Tesco Express store indicated by star)

Terenure Road

Tesco has one store located along Terenure Road. Based on a high-level assessment, our Client would respectfully request that the NTA during the detailed design stage, considers the interface between the road and bicycle lane along with the materials used. This is to ensure that HGVs and customer vehicles accessing the car park are not negatively impacted and that deliveries and access to the retail unit can continue in a viable and safe manner.

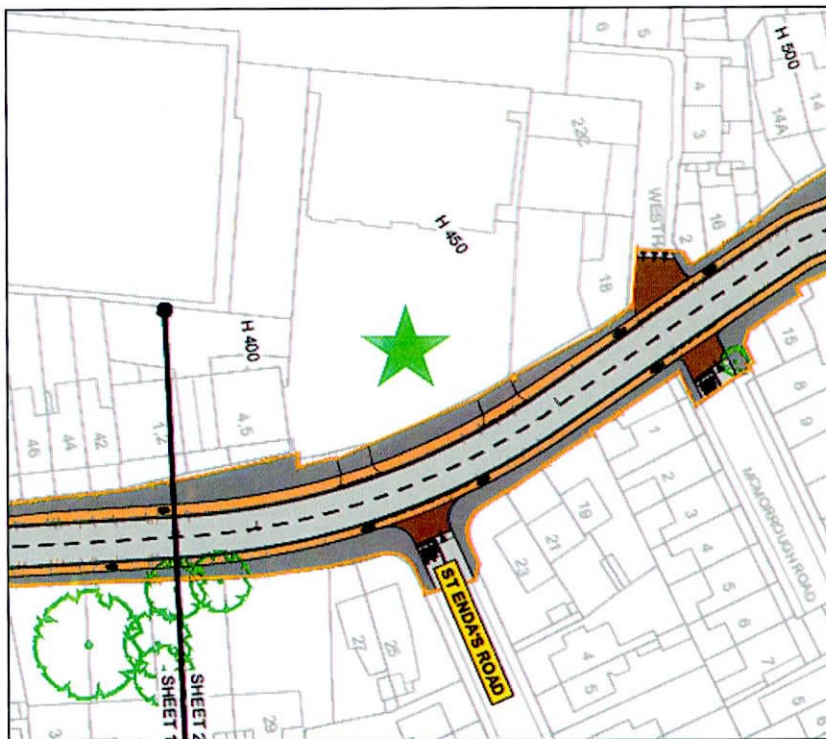


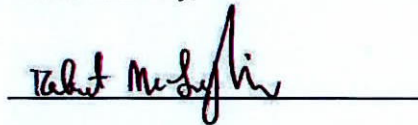
Figure 3: Extract from General Arrangement Terenure Road drawing (Tesco store indicated by star)

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, however, we would ask that the importance of daily servicing and accessibility be recognised as part of the Templeogue/Rathfarnham to Dublin City Centre Core Bus Corridor Scheme.

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 dark ink, appearing to read "Robert McLoughlin", is written over a solid horizontal line.

Robert McLoughlin
Managing Director
For and on Behalf of RMLA Limited