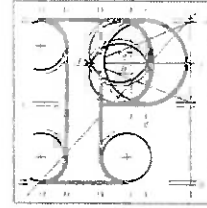


Our Case Number: ABP-316828-23
Your Reference: Tesco Ireland Limited



**An
Bord
Pleanála**

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

Date: 03 April 2024

Re: Tallaght/Clondalkin to City Centre BusConnect Core Bus Corridor Scheme.
Tallaght/Clondalkin to Dublin City.

Dear Sir / Madam,

An Bord Pleanála has received your recent letter in relation to the above mentioned proposed road development. The contents of your letter have been noted.

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,

Lauren Griffin
Executive Officer
Direct Line: 01-8737244

HA06

Tel (01) 858 8100
Glaó Áitiúil 1800 275 175
Facs (01) 872 2684
Láithreán Gréasáin www.pleanala.ie
Ríomhphost bord@pleanala.ie

Tel (01) 858 8100
LoCall 1800 275 175
Fax (01) 872 2684
Website www.pleanala.ie
Email bord@pleanala.ie

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

Lauren Griffin

From: Lauren Griffin
Sent: Tuesday 2 April 2024 13:23
To: rachel.lawler@rmla.ie
Subject: RE: Ref. No. 316828-23 - BusConnects Tallaght/Clondalkin

A Chara,

The Board acknowledges receipt of this email, official acknowledgment will issue in due course.

Kind regards,

Lauren

From: Rachel Lawler <rachel.lawler@rmla.ie>
Sent: Thursday, March 28, 2024 4:09 PM
To: LAPS <laps@pleanala.ie>
Cc: Muirenn Duffy <muirenn.duffy@rmla.ie>
Subject: Ref. No. 316828-23 - BusConnects Tallaght/Clondalkin

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

To whom it may concern,

Please see attached further submission on the Tallaght/Clondalkin to City Centre BusConnects scheme (Ref. 316828-23) on behalf of our client Tesco Ireland Limited.

It would be much appreciated if you could please confirm receipt of the attached above.

Kind regards,

Rachel Lawler
Planner

RMLA.

Planning Consultants

Mobile + 353 (0) 86 084 1973
rachel.lawler@rmla.ie
Unit 3B, Santry Avenue Industrial Estate,
Santry Avenue, Santry, Dublin 9,
D09 PH04

www.rmla.ie

linkedin.com/company/rmla-planning

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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: 28th March 2024

Dear Sir/Madam,

Re: BusConnects Tallaght / Clondalkin to City Centre Core Bus Corridor Scheme

An Bord Pleanála Ref. No. 316828-23

We, RMLA, 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 Tallaght/Clondalkin to City Centre Core Bus Corridor Scheme by the National Transport Authority (hereafter 'NTA').

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, acting as an economic anchor, and creating significant employment, as well as 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.

Dolphins Barn Express

Tesco currently operate a store along the Tallaght/Clondalkin Route to the City Centre, at Dolphins Barn, which currently does not have any dedicated loading facilities. A private laneway is located adjacent to the store, however, access to same is not permitted for Tesco deliveries. As a result, early morning deliveries take place kerbside with loading taking place from the advisory cycle lane which is a permitted activity.

The 24-hour bus lane and mandatory cycle lanes proposed as part of the Tallaght / Clondalkin to Dublin City Centre Core Bus Corridor Scheme means that Tesco deliveries will no longer be able to take place in this manner. No alternative is provided that caters for deliveries to the store. This means the store will become inaccessible for deliveries.

In response to the request for a loading bay as part of the scheme, NTA referred to a previous Dolphins Barn Public Realm Improvement Plan-Part 8, which did not provide for a designated Loading Bay. However, loading could still take place within the DCC scheme, with the same arrangement as currently is, i.e. loading from the kerbside.

It is considered reasonable that any issues arising out of the Tallaght / Clondalkin to Dublin City Centre Core Bus Corridor Scheme proposals are addressed as part of the Scheme, in this instance, with reference to the impact on servicing the retail store.

In light of the above, we would respectfully request the inclusion of a 24hr loading bay to serve the retail and commercial premises located along the street at Dolphins Barn. An indicative location is shown on the Figure below for information purposes.

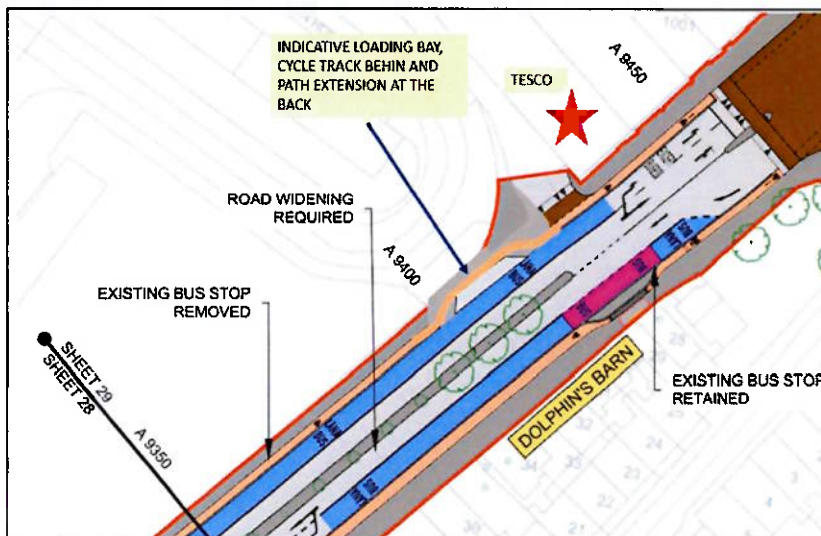


Figure 1: Indicative Loading Bay adjacent Tesco Express

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 Tallaght / Clondalkin to Dublin City Centre Core Bus Corridor Scheme, and that appropriate loading bay facilities be provided.

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.

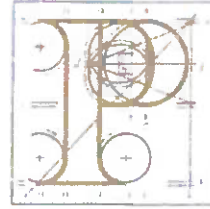
Yours Faithfully,

Robert McLoughlin
Managing Director
For and on Behalf of RMLA Limited

Appendix I – Further Submission Correspondence ABP

Our Case Number: ABP-316828-23

Your Reference: Tesco Ireland Limited



An
Bord
Pleanála

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



Date: 26 February 2024

Re: Tallaght/Clondalkin to City Centre BusConnect Core Bus Corridor Scheme.
Tallaght/Clondalkin to Dublin City.

Dear Sir / Madam,

I refer to the above-mentioned proposed road development.

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 18th September 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/316828-23 under the heading 'Responses'. This submission together with the application documentation is also available for public inspection at the following locations:

1. An Bord Pleanála, 64 Marlborough Street, Dublin 1
2. 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. no later than 5:30p.m. on 2nd April 2024). You may make your submission via email to laps@pleanala.ie, or by hand or post to the offices of the Board.

No additional fee is required for making a submission. Please do not use the Board's online submission portal to make a submission, as the submission portal is for submissions that require a fee. As there are a number of Busconnects applications with the Board for approval, you are requested to provide the following in your submission, should you choose to make one:

- (a) The case reference number: ABP-316828-23
- (b) Your name and address,
- (c) The name and address of the person you are acting on behalf of (if applicable).

Teil	Tel	(01) 858 8100
Giao Áitiúil	LoCall	1800 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

If you have any queries in relation to the 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,



Lauren Griffin
Executive Officer
Direct Line: 01-8737244

HA09A

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