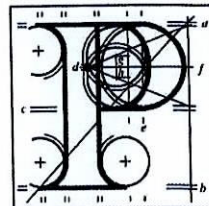


**Our Case Number:** ABP-317164-23

**Your Reference:** Tesco Ireland



**An  
Bord  
Pleanála**

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

**Date:** 13 July 2023

**Re:** Swords to City Centre Core Bus Corridor Scheme, Compulsory Purchase Order 2023  
Swords to Dublin City Centre

Dear Sir / Madam,

An Bord Pleanála has received your online objection on behalf of your client, Tesco Ireland in relation to the above-mentioned compulsory purchase order.

In respect of same, please note that in circumstances where

(i) no objections are received by the Board within the period provided for making objections, or

(ii) all objections made are subsequently withdrawn, or

(iii) all objections made relate exclusively to matters which can be dealt with by a property arbitrator the Board will inform the local authority as appropriate and, in such circumstances, the local authority can itself confirm the order with or without modification or refuse to confirm the order in accordance with the provisions of section 216 of the Planning and Development Act, 2000, as amended. 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 on this matter in due course.

If you have any queries in the meantime, 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

CH03

<b>Tel</b>	<b>Tel</b>	(01) 858 8100
<b>Glaio Áitlúil</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 Baile Átha Cliath 1 D01 V902	64 Marlborough Street Dublin 1 D01 V902
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An  
Bord  
Pleanála

## SID Online Observation

Online Reference  
SID-OBS-000970

### Online Observation Details

Contact Name  
Robert McLoughlin

Lodgement Date  
12/07/2023 14:58:34

Case Number / Description  
317121

### Payment Details

Payment Method  
Online Payment

Cardholder Name  
Robert McLoughlin

Payment Amount  
€50.00

### Fee Refund Requisition

Please Arrange a Refund of Fee of

€

Lodgement No

LDG—

Reason for Refund

Documents Returned to Observer

Yes  No

Request Emailed to Senior Executive Officer for Approval

Yes  No

Signed

EO

Date

### Finance Section

Payment Reference

ch\_3NT3YrB1CW0EN5FC0W11DKHI

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount

€

Refund Date

Authorised By (1)

SEO (Finance)

Authorised By (2)

Chief Officer/Director of Corporate Affairs/SAO/Board  
Member

Date

Date

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](mailto:admin@rmla.ie)  
Date: 12<sup>th</sup> July 2023

Dear Sir/Madam,

**Re: BusConnects Swords to Dublin City Centre Core Bus Corridor Scheme**

**An Bord Pleanála Ref. No. 317121**

## 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 Swords 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 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 and the surrounding area functions from an economic, social, and environmental perspective.

With regards to the Swords to City Centre route, Tesco operates three stores along this route situated at the Omni Shopping Centre, a Metro store at Drumcondra and an Express store on Dorset Street.

## Omni Shopping Centre

As outlined above, Tesco operate a store at the Omni Shopping Centre in which the NTA are proposing amendments to the service yard entrance. As such, it is respectfully requested that any proposed alterations are carefully considered by the NTA at detailed design stage and the materials/treatments used at this junction can continue to facilitate HGV access to the service yard in a safe manner.

Additionally, the impact of any change on levels/raised crossings and driver visibility to oncoming traffic and vulnerable road users will need to be carefully considered at further design stages.

## Drumcondra Metro

During the Preferred Route Option stage of the public consultation, our client requested that a portion of the parking proposed outside the store situated on the Drumcondra Road be designated as a loading bay. It appears from the scheme submitted to ABP (see Figure 1); the space has been extended without any designation for loading bay facilities. Given the volume of commercial premises in the vicinity, it is requested that a dedicated loading bay be provided at this location.

Furthermore, we would request consideration is given at detailed design stage for the materials/treatments between the identified space ('Loading Bay') and cycle track to facilitate movement of stock and goods to premises. Our client would like to express their preference for no raised kerbs between the space ('Loading Bay') and cycle track as this can act as an impediment and, where possible, the provision of a buffer zone between the loading bay and the cycle track, that could accommodate delivery cages that are 846mm. Additionally, we would like to suggest bollards/warning signs are erected for cyclist safety given the change in cycle track direction.

In addition to the above, the Drumcondra Metro store has been served with a temporary Compulsory Purchase Order (hereafter 'CPO') for Plot List: 1197(1).1e & 1197(2).2. Our client would like to seek clarification on the timing and duration of the temporary acquisition of the lands.

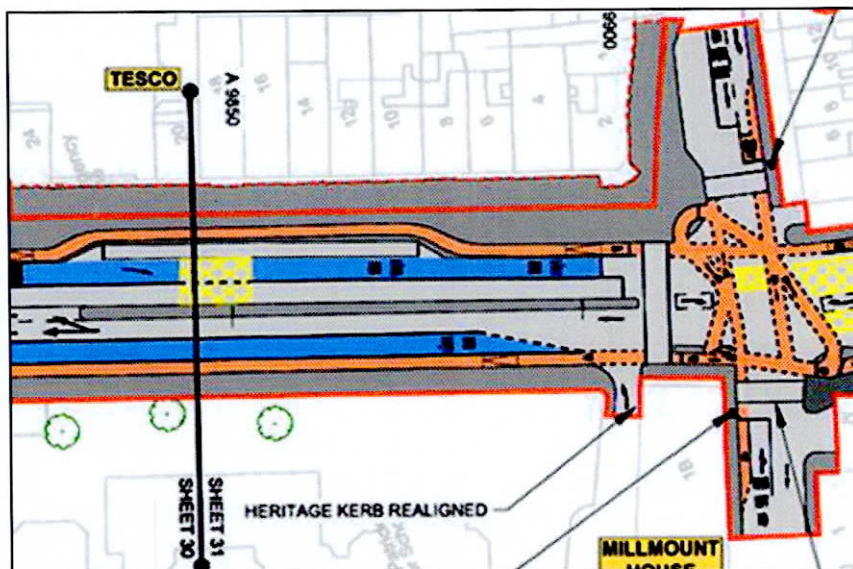


Figure 1: Extract from General Arrangement Drumcondra drawing

## Dorset Street

Our client would like to welcome the inclusion of a designated loading bay within the scheme by the NTA on Dorset Street Lower. As outlined above, we would request that consideration is given at detailed design stage for the materials/treatments between the loading bay and cycle track to facilitate movement of stock and goods to the premises. Our client would like to express their preference for no raised kerbs between the loading bay and cycle track and, where possible, a buffer zone between the loading bay and the cycle track, that could accommodate delivery cages that are 846mm. We would also suggest bollards/warning signs are erected for cyclist safety.

## Conclusion

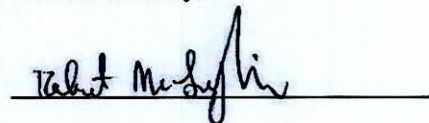
Tesco fully acknowledges and welcomes the need to improve the accessibility of our city in line with our European counterparts. In this regard, the NTA's investment in sustainable transport to improve the

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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 Swords 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 black ink, appearing to read "Robert McLoughlin", is written over a horizontal line.

Robert McLoughlin  
Managing Director  
For and on Behalf of RMLA Limited