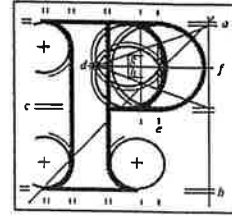


Our Ref: ABP-304028-19



An  
Bord  
Pleanála

Your Ref: Tesco Ireland Ltd

Simon Bradshaw  
Avison Young  
2-4 Merrion Road  
Dublin 2

Date: 15th May 2019

Re: 10 year permission for opera site re-development including a mixed use scheme of primarily offices, supported by a range of retail and non-retail services, cafes/restaurants, licenced premises, apart-hotel, civic/cultural uses (including a city library in the existing town hall), residential, refurbishment of existing protected buildings and open space.  
Site bounded by Michael Street, Ellen Street, Rutland Street, Patrick Street and Bank Place, Limerick.

Dear Sir

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter. A receipt for the fee lodged is enclosed.

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

If you have any queries in relation to the matter please do not hesitate to 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,

Kieran Somers  
Executive Officer  
Direct Line: 01-873 7107

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

Your Ref: PL91 .304028

**avisonyoung.com**10<sup>th</sup> May 2019An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.  
D01 V902.

<b>AN BORD PLEANÁLA</b>	
LDG-	015879-19
ABP-	
<b>10 MAY 2019</b>	
Fee: €	50
Type:	Charge
Time:	9-49
By:	<i>[Signature]</i>

Dear Sir/Madam,

**Re: 10 year permission for opera site re-development including a mixed use scheme of primarily offices, supported by a range of retail and non-retail services, cafes/restaurants, licenced premises, apart-hotel, civic/cultural uses (including a city library in the existing town hall), residential, refurbishment of existing protected buildings and open space at a Site bounded by Michael Street, Ellen Street, Rutland Street, Patrick Street and Bank Place, Limerick.**

We, Avison Young, on behalf of our Client, Tesco Ireland Limited, Gresham House, Marine Road, Dun Laoghaire, Co. Dublin wish to make a submission on the proposed development at a Site bounded by Michael Street, Ellen Street, Rutland Street, Patrick Street and Bank Place, Limerick (Planning Application Reg. Ref. No. PL91 .304028). Please find enclosed payment of €50, the appropriate fee for making a submission. Please note that all correspondence in relation to the observation should be sent to the Agents, Avison Young, 4th Floor, 2-4 Merrion Row, Dublin 2. We would request that An Bord Pleanála keep us informed of any decisions relating to this permission.

Tesco Ireland welcomes the proposed development at this underutilised site as well as the potential for this development to increase the vitality and attractiveness of this area of Limerick City Centre. It is requested, however, that An Bord Pleanála carefully consider the following matters as part of the assessment of this application:

**Urban Design** – It is requested that the proposed public plaza is thoroughly assessed from an urban design perspective to ensure this space can function as a lively and safe focal point of the surrounding area. It is submitted that the materials used in this space should be carefully reviewed to ensure that it will be easily maintained, will age well and will allow for universal accessibility, ensuring the success of this project in the longer term.

**Construction Phase** - It is important that the proposed development, assuming it is granted, is managed in accordance with a Construction Management Plan. There are a number of existing established commercial premises in this area, primarily in Arthurs Quay Shopping Centre, and it is important that a sufficient level of access is maintained to this centre to protect the commercial viability of the premises at this location.

As outlined above, Tesco Ireland welcomes the proposed development as it has the potential to greatly enhance the surrounding area and provide an improved public realm in this part of Limerick City Centre. We would request that the matters outlined as part of this submission are considered to ensure this development fulfils its potential and contributes to a long term improvement of this area. Should you have any queries in relation to the matters raised as part of this submission, please do not hesitate to contact the undersigned.

Yours sincerely,

*Simon Bradshaw*

**Simon Bradshaw**  
**Principal Planner**

**+353(0)1 661 8500**

**simon.bradshaw@avisonyoung.com**

**For and on behalf of GVA Planning and Regeneration Limited t/a Avison Young**

