

**Mixed Use Development, Greenhills Road,
Tallaght, Dublin 24**

**Traffic and Transportation Assessment
202253-PUNCH-XX-XX-RP-C-0006**

May 2021

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1 Non-Technical Summary

1. The proposed development will consist of the demolition of the southern block of existing apartments and a multi-storey extension of the current apartments that are located on the Greenhills Road and a new multi storey apartment block located on the western side of the site with the upgraded basement facing Old Greenhills Road. There are landscape areas proposed throughout the development, both on podium and on grade.
2. For the purposes of our assessment, the TRICS database was consulted to provide an equivalent trip rate for the proposed development site.
3. It is proposed to access the proposed development via Old Greenhills Road.
4. Capacity analysis was not carried out on the junction of the development and Old Greenhills Road as the development generates low volumes of traffic and Old Greenhill Road is a cul de sac. Future BusConnects proposals indicate the junction between Old Greenhills Road and Greenhills Road being provided as a bus access only junction. Junction analysis was also not undertaken between Old Greenhill Road and Main Street as the proposed development traffic flows generated are also very low compared with the existing, and therefore the road system will experience negligible impact. On this basis junction analysis was not undertaken.
5. Parking spaces for the proposed development have been provided to meet the requirements set out in the South Dublin County Council Development Plan.
6. Secure cycle parking facilities have been provided within the development to meet the requirements set out in the South Dublin County Council Development Plan.

3 Existing Conditions

3.1 Site Location

The subject site is located within lands at the Greenhills Road, Tallaght, Dublin 24. The site is located within South Dublin County Council (SDCC) remit. The site currently includes existing residential buildings including a basement and landscaped areas. The site is bounded by a Priority Youth Reach facility to the north, Old Greenhills Road to the west, Greenhills Road to the east, and a currently undeveloped site to the south.

The site resides in the Tallaght Town Centre Local Area Plan. Along the North Boundary of the site the Priory Youthreach facility is located. The site is located 250m from the N81 which is approximately 6km from the M50 and approximately 1km from Tallaght town centre. Refer to Figure 3-1 below.

The existing vehicular access to the site is from Old Greenhills Road. There is a traffic signal-controlled crossroads junction on the south east corner of the site, between Greenhills Road and Main Street. There is a priority junction at the south-west corner of the site between Old Greenhills Road and Main Street.



Figure 3-1: Site Location Plan (<https://viewer.myplan.ie/>)

3.2.2 Greenhills Road

The R819 Greenhills Road is approximately 10.5m wide single carriageway with footpaths either side. The road runs in a north/south direction past the site and forms a junction with Main Street and carries on southwards to form a junction with the N81 Tallaght Bypass.



Figure 3-4 Greenhills Road looking south([Greenhills Road @Google Maps](#))

3.2.3 Main Street

Main Street broadly runs east-west along the southern boundary of the proposed site. The speed limit of the road network in the vicinity is 50 kph. The carriageway has an approximate width of up to 10.3m with a footpath either side of the street. There are a number of commercial units with demarcated on-street parking on the south side. To the north there is a designated cycleway for eastbound cyclists. There is a yellow box road marking across the east bound lane of the junction with Old Greenhill Road which is indicative of traffic queuing back from the traffic lights of Main Street and Greenhill Road. St Mary's (Tallaght) Priory is located north of Main Street and west of the site.



Figure 3-5: Main Street looking north-east ([Main Street @Google Maps](#))

3.3 Existing Traffic Flows

Due to the Covid-19 travel and work restrictions in place at the time of preparing for this development a classified turning count traffic survey of Main Street, and at the junction of Main Street and Greenhills Road completed in September 2018 were analysed in this report. The traffic survey locations and full traffic survey results are included in Appendix A (Old Greenhills Road and Main Street) and Appendix B (Greenhills Road and Main Street)

Traffic surveys were carried out over a 24-hour period in order to ascertain the hourly flows for all traffic movements.

The traffic surveys undertaken found that the AM peak hour traffic flow at the existing junctions surrounding the development generally occurred between 10:30 and 11:30 (AM). The PM peak hour flow was found to be between 12:00 and 13:00 (PM). The surveyed peak hour turning PCUs are presented in below.

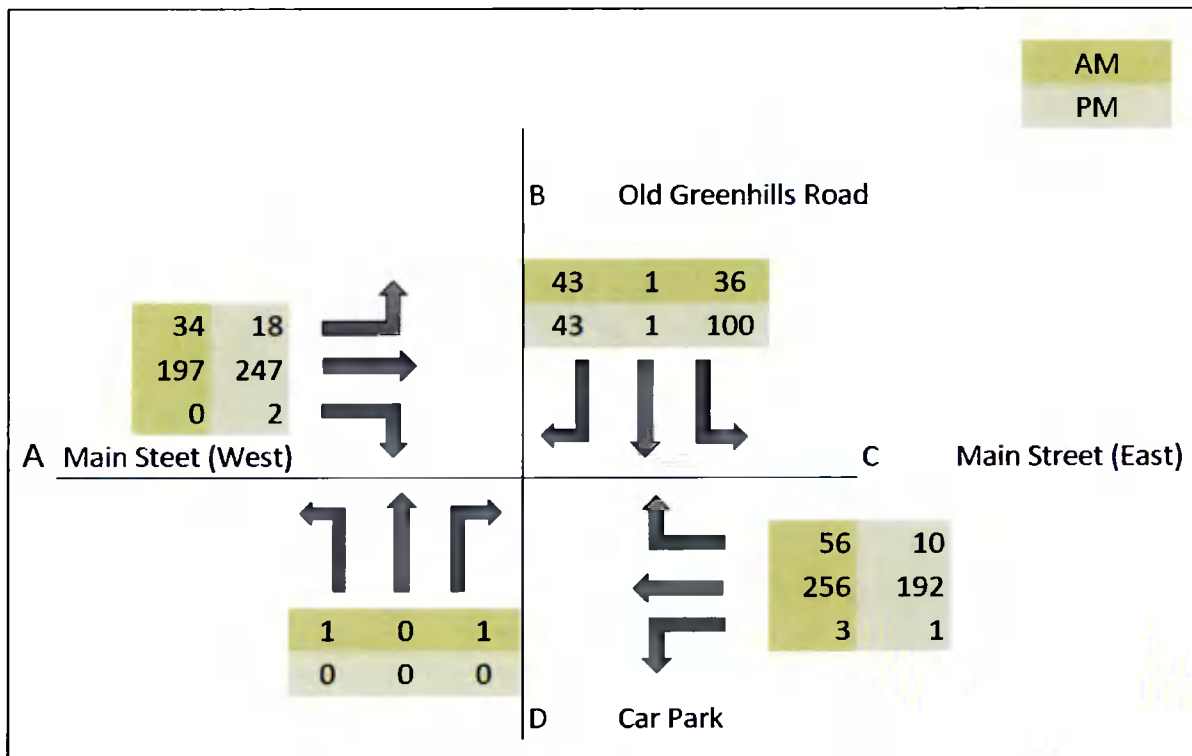


Figure 3-7: September 2018 Peak Hour Traffic Survey Results (PCUs)
Old Greenhills Road / Main Street Junction

3.5 BusConnects Core Bus Corridor Proposal

A Core Bus Corridor (9: Greenhills to City Centre) has been proposed within the area of Tallaght. The proposed route makes use of the Old Greenhills Road which is the proposed vehicle entrance to the site. The site boundary in relation to the proposed Core Bus Corridor can be seen below in Figure 3-9.

The scheme will have considerable benefits for the public transport in the local area which the users of this site will be able to benefit from. The overall project has many benefits such as: journey time savings, improved sustainability, better cycling facilities and improvements to pedestrian routes and urban realms.

The BusConnects proposal is not expected to affect the development. Vehicle access is maintained at the junction between Old Greenhills Rd and Main Street. Existing kerbs are not indicated to be modified, and the developers site boundary is not indicated to be adjusted. Existing parking along Old Greenhills Road is to be removed. The cul de sac to the north of Old Greenhills Road is to be converted to a proposed bus only signalised junction.

It is noted that the junction between Old Greenhills Rd and Main St is intended to become signalised.

An extract of the route map can be seen in Appendix C and the full route 9: Greenhills to City Centre document can be viewed at <https://busconnects.ie/media/2186/09-greenhills-to-city-centre-preferred-route-221120fa-web.pdf>.

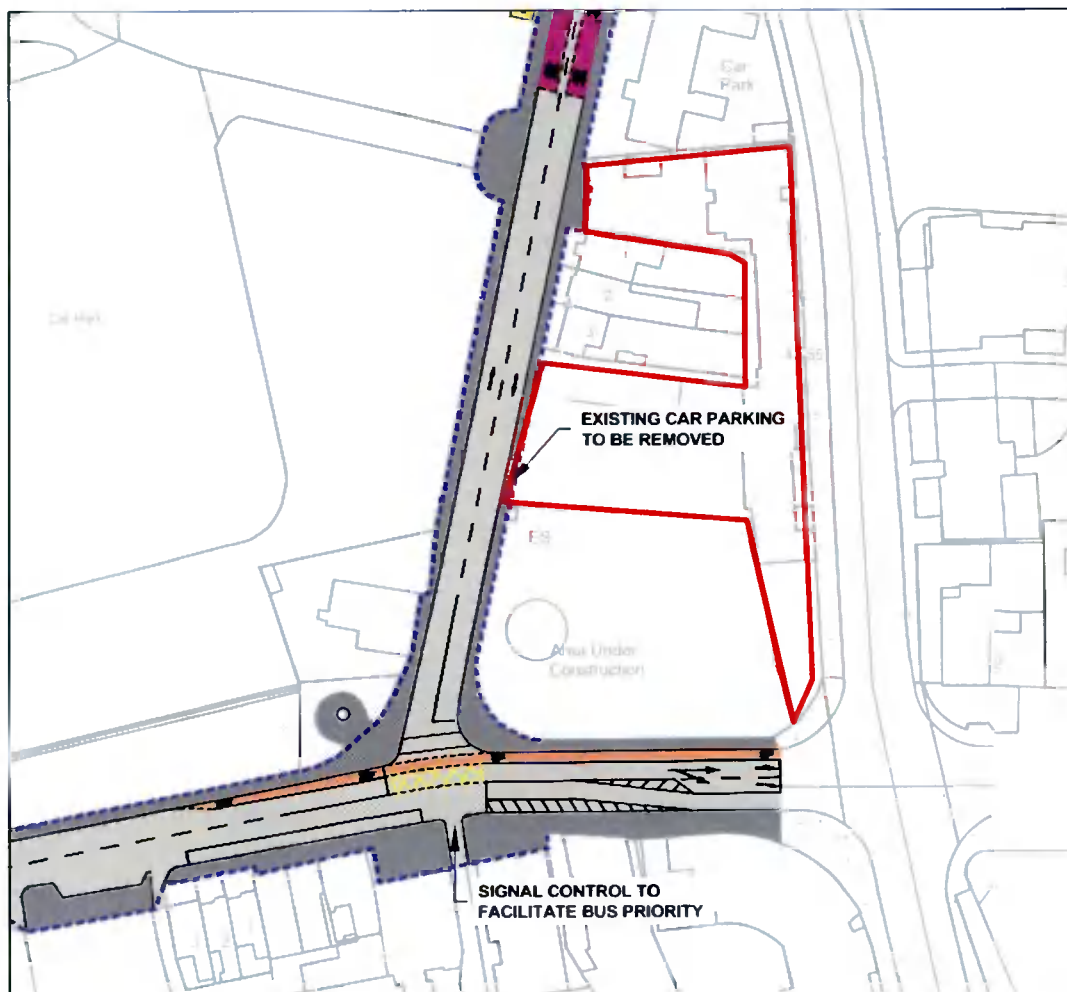


Figure 3-9: BusConnects CBC 9 adjacent to Site (Map 6A)
([09-greenhills-to-city-centre-preferred-route-221120fa-web.pdf](https://busconnects.ie/media/2186/09-greenhills-to-city-centre-preferred-route-221120fa-web.pdf) (busconnects.ie))

4 Proposed Development

The proposed development will consist of the demolition of the southern block of existing apartments and a multi-storey extension of the current apartments that are located on the Greenhills Road and a new multi storey apartment block located on the western side of the site with the upgraded basement facing Old Greenhills Road. There are landscape areas proposed throughout the development, both on podium and on grade. Please refer to planning documentation for a full development description.

The proposed vehicular junction has been designed in accordance with DMURS and the appropriate TII.

The proposed layout for the development is detailed in the series of drawings by TOTs Architects accompanying this report and an extract is included in Figure 4-1.

5 Person Trip Generation

5.1 Generated Vehicle Trips

The purpose of this section is to determine the overall number of trips that will be generated by the proposed development. The proposed development includes 26 no. proposed new apartments and a café on Greenhills Road.

In order to estimate the likely volumes of traffic that will be generated by the proposed development, trip rates recommended by TRICS (Trip Rate Information Computer System) were extracted from the database and applied pro-rata to the relevant number of apartments and café ground floor area within the development. Full details of the TRICS analysis are reproduced in Appendix D.

Table 5-1: Estimated AM and PM peak hour traffic (PCUs) generated by proposed using TRICS

Land Use	Calculation		Trip rate				Additional Number of Trips			
	Factor		AM Peak		PM Peak		AM Peak		PM Peak	
	GFA (sq.m)	No. of Units	AM Arriv	AM Depart	PM Arriv	PM Depart	AM Arriv	AM Depart	PM Arriv	PM Depart
Apartments	-	26	0.043	0.139	0.126	0.072	1.1	3.6	3.3	1.9
Café	83	-	0.951	0.458	2.122	2.262	0.8	0.4	1.8	1.9
Total							2	4	5	4

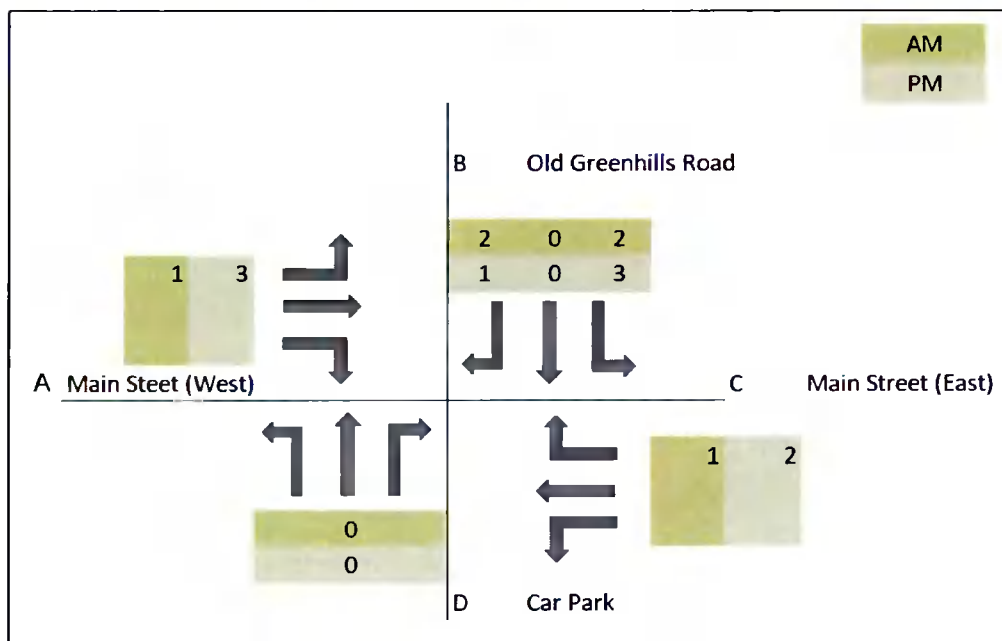


Figure 5-1: Distribution of Proposed Development Peak Hour Traffic onto Old Greenhills Road / Main Street Junction

7 Modal Split

There is existing retail, commercial and recreational facilities within walking and/or cycling distance of the development.

The nearby bus stops and the Luas Station mean that this development is accessible by public transport.

Cycle facilities are continually improving in Tallaght, Dublin City and the greater Dublin area, therefore cycle parking facilities will be provided within the development to encourage cycling as a genuine mode of transport for residents. Pedestrians are catered for with footpaths in all directions.

The development's location means that trips to/from the development using public transport, on foot or on bicycle are viable options for residents and visitors alike.

A Mobility Management Plan accompanies this application under separate cover is to be submitted as part of the planning application setting out details of how a modal shift will be managed by the applicant.

9 Assessment and Road Impact

As seen in section 5 of this report, the predicted additional traffic onto the existing road network is expected to be minimal during peak times for the proposed development. The development generated flows were found to be 3.5% additional traffic at the AM peak (6 no. additional PCUs), and 5.2% additional traffic at the PM peak (9 no. additional PCUs) onto the Old Greenhills Road (based off the 2018 surveyed flows for Old Greenhills Road).

The developments generated flows were found to have even less of an impact on the Old Greenhills Road /Main Street Junction, account for 0.95% additional traffic at the AM peak, and 1.47% additional traffic at the PM Peak.

The proposed development is below thresholds set by Transport Infrastructure Ireland (TII) for the requirements of a Traffic and Transport Assessment (TTA) as per Section 2, Table 2.1 of the Traffic and Transport Assessment Guidelines (PE-PDV-02045) May 2014:

- *Traffic to and from the development exceeds 10% of the traffic flow on the adjoining road.*
- *Traffic to and from the development exceeds 5% of the traffic flow on the adjoining road where congestion exists, or the location is sensitive.*
- *Residential development in excess of 200 dwellings. Retail and leisure development in excess of 1,000m². Office, education, and hospital development in excess of 2,500m².*
- *Industrial development in excess of 5,000. Distribution and warehousing in excess of 10,000m².*

As such no further junction analysis is required or has been undertaken for the proposed development.

11 Internal Layout

The layout of the proposed development is detailed in the architect and landscape architect's drawings submitted as part of this application.

11.1 DMURS

The roads layout together with pedestrian and cycle facilities for the site have been developed considering the design principles set out in the Design Manual for Roads and Streets (2019). The hierarchy of the streets on the site are all local in nature which reflects the end destination typology of the site. The design speed for the site is 10 kph, and appropriate speed restriction signs will be set out at the site entrance.

11.2 Visibility Splays

Forward visibility and visibility splays have been provided on the basis of the requirements of Sections 4.4.4 and 4.4.5 of the DMURS manual. Compliance with the requirements is set out on the relevant PUNCH drawings.

11.3 Vehicle Manoeuvring

Autotrack analysis has been undertaken to ensure there are no issues with swept paths and manoeuvrability of refuse vehicles, and cars accessing the basement. There is no requirement for fire tender access to the site, please refer to Appendix E for the Fire Safety & Access report.

Please refer to Appendix F for Go Car letter of intent, and Appendix G for Architects Schedule of accommodation.

12.2 Cycle Parking

Cycling is to be significantly encouraged as part of the development. Cycle parking serving the proposed development is provided in accordance with the SDCC Development Plan (2016-2022) section 11.4.1, Table 11.22. The applicable cycle parking standards are noted in Table 12-2 below:

Table 12-2: SDCC Development Plan Cycle Parking Requirements

Cycle Space	No. Proposed Units / GFA sq.m	No. Existing units to be retained	Min Bicycle Parking Rate	Min Bicycle Parking Required
Apartments: Long-Term Space	26	14	1 space per 5 units	8
Apartments: Short-Term Space	26	14	1 space per 10 units	4
Café: Long-Term Space	93.5 sq.m	-	1 per 5 staff	1
Café: Short-Term Space	24 seats	-	1 per 10 seats	2.4
Total				15.4

Table 12-3 below summarises the minimum long-term and short-stay bicycle parking rates outlined in the Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for planning authorities 2018 (Section 4.17):

Table 12-3: Design Standards for New Apartments Bicycle Parking Requirements

Cycle Space Type	No. Proposed Units	No. Existing Units to be retained	Min Bicycle Parking Rate	Min Bicycle Parking Required
Long-Term Space	26	14	1 space per bedroom	72
Short-Stay Space	26	14	1 space per 2 apartments	20
Total Cycle Parking				92

It is proposed to provide 74 no. secure cycle parking spaces parking spaces on the development site, which will be located in the basement. 20 no. short-stay cycle parking spaces will be provided on the

13 Public Transport, Pedestrians/ Cyclists

To ensure future transport sustainability and to endeavour to make new developments as accessible as possible to travel by other modes of transport, an assessment has been made of the proposed and existing pedestrian, cyclist and public transport facilities. A detailed Mobility Management Plan also provided as a separate report with this planning application.

Appendix A Traffic Survey Data: Old Greenhills Road Junction

Appendix B Traffic Survey Data: Greenhills Road Junction

LOCATION
Greenhill's Road/Main Street

Table with columns for TIME, PCL, MCL, CAR, LEV, HEAV, BUS, MISC, ASDR, TOT, POU, PCL, MCL, CAR, LEV, HEAV, BUS, MISC, ASDR, TOT, POU, PCL, MCL, CAR, LEV, HEAV, BUS, MISC, ASDR, TOT, POU. Includes sub-headers for MOMENTUM 1 and MOMENTUM 2.

DATE
11th September 2016 SITE

Table with columns for TIME, PCL, MCL, CAR, LEV, HEAV, BUS, MISC, ASDR, TOT, POU, PCL, MCL, CAR, LEV, HEAV, BUS, MISC, ASDR, TOT, POU. Includes sub-headers for MOMENTUM 3 and MOMENTUM 4.

LOCATION
Greenhill's Road/Main Street

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TALLAGHT TRAFFIC COUNTS
MANUAL CLASSIFIED JUNCTION TURNING COUNTS

TRAFFIC/ONCOMES LIMITED

SEPTEMBER 2018 TALLAGHT TRAFFIC
TRV/18/141 MANUAL CLASSIFIED JUNCTION TURNING COUNTS

TRAFFIC/ONCOMES LIMITED

SEPTEMBER 2018 TALLAGHT TRAFFIC
TRV/18/141 MANUAL CLASSIFIED

LOCATION
Greenhill's Road/Main Street

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LOCATION
Greenhill's Road/Main Street

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LOCATION
Greenhill's Road/Main Street

Table with columns for TIME, PCL, MCL, CAR, LEV, HEAV, BUS, MISC, ASDR, TOT, POU, PCL, MCL, CAR, LEV, HEAV, BUS, MISC, ASDR, TOT, POU, PCL, MCL, CAR, LEV, HEAV, BUS, MISC, ASDR, TOT, POU. Includes sub-headers for MOMENTUM 1 and MOMENTUM 2.

Greenhill's Road/Main Street

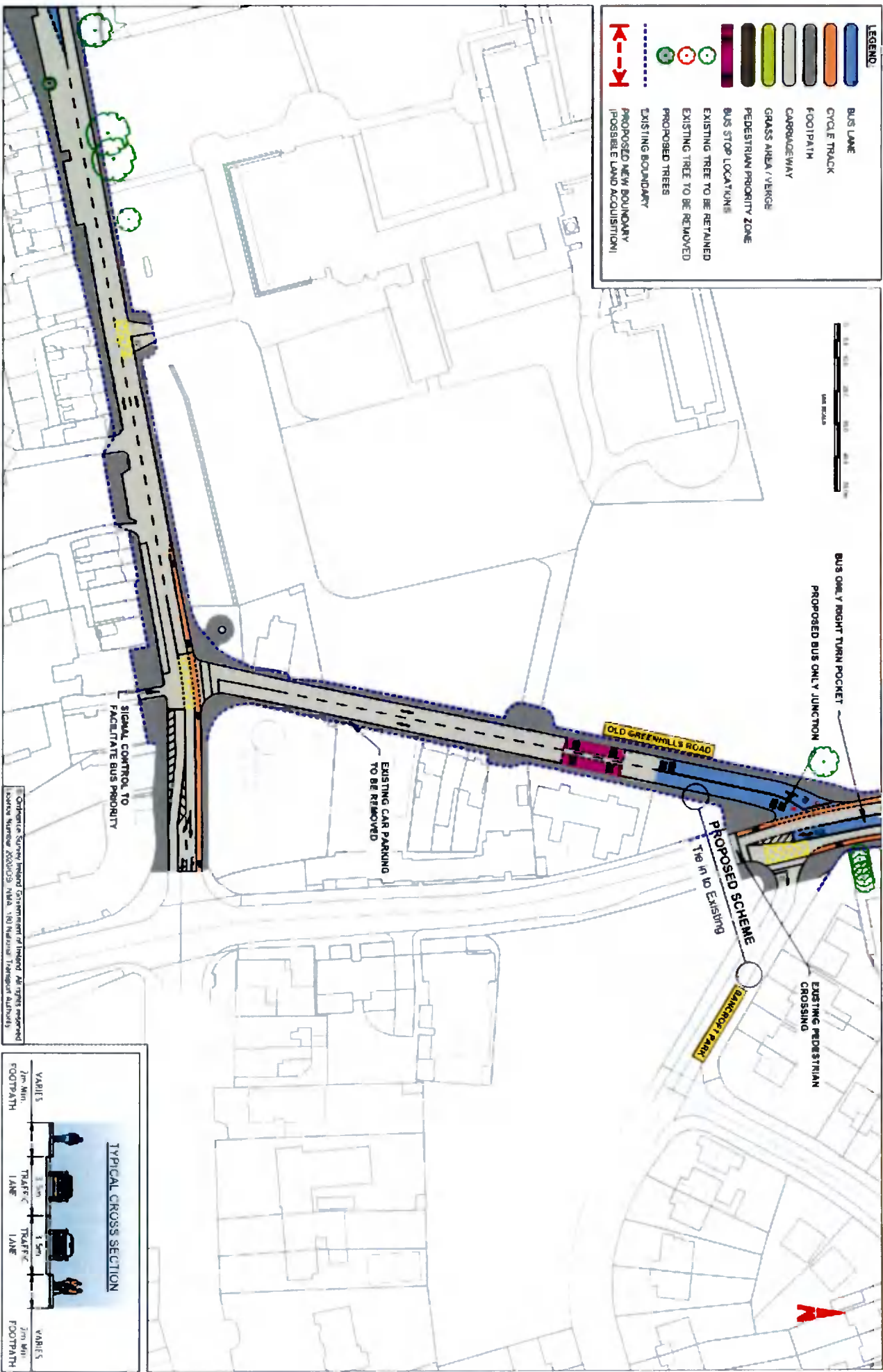
Table with columns for MOVEMENT 1, MOVEMENT 2, MOVEMENT 3, MOVEMENT 4, MOVEMENT 5, MOVEMENT 6, MOVEMENT 7, MOVEMENT 8, MOVEMENT 9, MOVEMENT 10, MOVEMENT 11, MOVEMENT 12. Includes sub-sections for TRAFFONICS LIMITED and SEPTEMBER 2018 TALLAUGHT TRAFFIC COUNTS.

IC COUNTS

IED JUNCTION TURNING COUNTS

Greenhill's Road/Main Street

Table with columns for MOVEMENT 1, MOVEMENT 2, MOVEMENT 3, MOVEMENT 4, MOVEMENT 5, MOVEMENT 6, MOVEMENT 7, MOVEMENT 8, MOVEMENT 9, MOVEMENT 10, MOVEMENT 11, MOVEMENT 12. Includes sub-sections for TRAFFONICS LIMITED and SEPTEMBER 2018 TALLAUGHT TRAFFIC COUNTS.



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TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL
 Category : C - FLATS PRIVATELY OWNED

TOTAL VEHICLESSelected regions and areas:

01	GREATER LONDON	
	BE BEXLEY	2 days
	BK BARKING	1 days
	BM BROMLEY	1 days
	BT BRENT	2 days
	EN ENFIELD	3 days
	HG HARINGEY	2 days
	HK HACKNEY	1 days
	HM HAMMERSMITH AND FULHAM	2 days
	HO HOUNSLOW	4 days
	HV HAVERING	1 days
	IS ISLINGTON	4 days
	KI KINGSTON	1 days
	KN KENSINGTON AND CHELSEA	1 days
	NH NEWHAM	1 days
	RD RICHMOND	1 days
	SK SOUTHWARK	3 days
	TH TOWER HAMLETS	1 days
	WF WALTHAM FOREST	1 days
	WH WANDSWORTH	1 days
02	SOUTH EAST	
	BD BEDFORDSHIRE	3 days
	ES EAST SUSSEX	1 days
	EX ESSEX	2 days
	HC HAMPSHIRE	1 days
	HF HERTFORDSHIRE	1 days
03	SOUTH WEST	
	DC DORSET	1 days
	DV DEVON	1 days
04	EAST ANGLIA	
	CA CAMBRIDGESHIRE	1 days
	NF NORFOLK	2 days
	SF SUFFOLK	2 days
05	EAST MIDLANDS	
	DS DERBYSHIRE	1 days
	NT NOTTINGHAMSHIRE	2 days
06	WEST MIDLANDS	
	WM WEST MIDLANDS	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	RI EAST RIDING OF YORKSHIRE	1 days
	SY SOUTH YORKSHIRE	1 days
08	NORTH WEST	
	MS MERSEYSIDE	2 days
09	NORTH	
	CB CUMBRIA	3 days
10	WALES	
	CO CONWY	1 days
11	SCOTLAND	
	EB CITY OF EDINBURGH	1 days
	SA SOUTH AYRSHIRE	1 days
	SR STIRLING	3 days
12	CONNAUGHT	
	GA GALWAY	1 days
13	MUNSTER	
	WA WATERFORD	1 days
14	LEINSTER	
	LU LOUTH	3 days
15	GREATER DUBLIN	
	DL DUBLIN	6 days
16	ULSTER (REPUBLIC OF IRELAND)	
	MG MONAGHAN	1 days
17	ULSTER (NORTHERN IRELAND)	
	AN ANTRIM	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Secondary Filtering selection (Cont.):Population within 1 mile:

1,001 to 5,000	4 days
5,001 to 10,000	4 days
10,001 to 15,000	10 days
15,001 to 20,000	5 days
20,001 to 25,000	7 days
25,001 to 50,000	30 days
50,001 to 100,000	12 days
100,001 or More	6 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

5,001 to 25,000	2 days
25,001 to 50,000	4 days
50,001 to 75,000	12 days
75,001 to 100,000	3 days
125,001 to 250,000	11 days
250,001 to 500,000	11 days
500,001 or More	35 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.5 or Less	7 days
0.6 to 1.0	39 days
1.1 to 1.5	32 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

Yes	13 days
No	65 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	46 days
1a (Low) Very poor	2 days
1b Very poor	1 days
2 Poor	6 days
3 Moderate	5 days
4 Good	1 days
5 Very Good	6 days
6a Excellent	7 days
6b (High) Excellent	4 days

This data displays the number of selected surveys with PTAL Ratings.

Covid-19 Restrictions	Yes	At least one survey within the selected data set was undertaken at a time of Covid-19 restrictions
-----------------------	-----	----------------------------------------------------------------------------------------------------

LIST OF SITES relevant to selection parameters (Cont.)

9	BT-03-C-01	BLOCKS OF FLATS		BRENT
	LAKESIDE DRIVE PARK ROYAL			
	Suburban Area (PPS6 Out of Centre) Development Zone			
	Total No of Dwellings:	170		
	Survey date: WEDNESDAY	28/09/16		Survey Type: MANUAL
10	BT-03-C-02	BLOCKS OF FLATS		BRENT
	ENGINEERS WAY WEMBLEY			
	Suburban Area (PPS6 Out of Centre) Development Zone			
	Total No of Dwellings:	472		
	Survey date: WEDNESDAY	30/11/16		Survey Type: MANUAL
11	CA-03-C-03	BLOCKS OF FLATS		CAMBRIDGESHIRE
	CROMWELL ROAD CAMBRIDGE			
	Suburban Area (PPS6 Out of Centre) No Sub Category			
	Total No of Dwellings:	82		
	Survey date: MONDAY	18/09/17		Survey Type: MANUAL
12	CB-03-C-01	BLOCK OF FLATS		CUMBRIA
	KING STREET CARLISLE			
	Town Centre Built-Up Zone			
	Total No of Dwellings:	40		
	Survey date: THURSDAY	12/06/14		Survey Type: MANUAL
13	CB-03-C-02	BLOCK OF FLATS		CUMBRIA
	BRIDGE LANE PENRITH			
	Edge of Town No Sub Category			
	Total No of Dwellings:	35		
	Survey date: WEDNESDAY	11/06/14		Survey Type: MANUAL
14	CB-03-C-03	FLATS & BUNGALOWS		CUMBRIA
	LOUND STREET KENDAL			
	Suburban Area (PPS6 Out of Centre) Residential Zone			
	Total No of Dwellings:	33		
	Survey date: MONDAY	09/06/14		Survey Type: MANUAL
15	CO-03-C-01	BLOCKS OF FLATS		CONWY
	MOSTYN BROADWAY LLANDUDNO			
	Edge of Town Centre Built-Up Zone			
	Total No of Dwellings:	37		
	Survey date: MONDAY	26/03/18		Survey Type: MANUAL
16	DC-03-C-02	FLATS IN BLOCKS		DORSET
	PALM COURT WEYMOUTH SPA ROAD			
	Suburban Area (PPS6 Out of Centre) Residential Zone			
	Total No of Dwellings:	14		
	Survey date: FRIDAY	28/03/14		Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

25	EB-03-C-01	BLOCKS OF FLATS		CITY OF EDINBURGH
	MYRESIDE ROAD			
	EDINBURGH			
	CRAIGLOCKHART			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	32		
	Survey date: <i>TUESDAY</i>	26/05/15		Survey Type: <i>MANUAL</i>
26	EN-03-C-01	BLOCK OF FLATS		ENFIELD
	SOUTH STREET			
	ENFIELD			
	Suburban Area (PPS6 Out of Centre)			
	Built-Up Zone			
	Total No of Dwellings:	16		
	Survey date: <i>MONDAY</i>	16/11/15		Survey Type: <i>MANUAL</i>
27	EN-03-C-02	BLOCKS OF FLATS		ENFIELD
	CARTERHATCH LANE			
	ENFIELD			
	FORTY HILL			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	76		
	Survey date: <i>FRIDAY</i>	10/11/17		Survey Type: <i>MANUAL</i>
28	EN-03-C-03	BLOCKS OF FLATS		ENFIELD
	NORTH CIRCULAR ROAD			
	PALMERS GREEN			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	18		
	Survey date: <i>WEDNESDAY</i>	08/11/17		Survey Type: <i>MANUAL</i>
29	ES-03-C-01	BLOCK OF FLATS		EAST SUSSEX
	OLD SHOREHAM RD			
	BRIGHTON			
	HOVE			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	71		
	Survey date: <i>TUESDAY</i>	26/09/17		Survey Type: <i>MANUAL</i>
30	EX-03-C-01	FLATS		ESSEX
	WESTCLIFF PARADE			
	SOUTHEND-ON-SEA			
	WESTCLIFF			
	Edge of Town Centre			
	Residential Zone			
	Total No of Dwellings:	6		
	Survey date: <i>TUESDAY</i>	22/10/13		Survey Type: <i>MANUAL</i>
31	EX-03-C-02	BLOCK OF FLATS		ESSEX
	WESTCLIFF PARADE			
	SOUTHEND-ON-SEA			
	WESTCLIFF			
	Edge of Town Centre			
	Residential Zone			
	Total No of Dwellings:	94		
	Survey date: <i>TUESDAY</i>	22/10/13		Survey Type: <i>MANUAL</i>
32	GA-03-C-01	FLATS		GALWAY
	BALLYLOUGHANE ROAD			
	GALWAY			
	Suburban Area (PPS6 Out of Centre)			
	No Sub Category			
	Total No of Dwellings:	34		
	Survey date: <i>THURSDAY</i>	31/10/13		Survey Type: <i>MANUAL</i>

LIST OF SITES relevant to selection parameters (Cont.)

41	HO-03-C-03	BLOCKS OF FLATS		HOUNSLOW
	COMMERCE ROAD BRENTFORD			
	Edge of Town Centre Development Zone			
	Total No of Dwellings:	150		
	Survey date: FRIDAY	18/11/16		Survey Type: MANUAL
42	HO-03-C-04	BLOCKS OF FLATS		HOUNSLOW
	LONDON ROAD ISLEWORTH			
	Neighbourhood Centre (PPS6 Local Centre) Residential Zone			
	Total No of Dwellings:	203		
	Survey date: TUESDAY	03/07/18		Survey Type: MANUAL
43	HO-03-C-05	BLOCK OF FLATS		HOUNSLOW
	PARK LANE HOUNSLOW CRANFORD			
	Edge of Town Residential Zone			
	Total No of Dwellings:	14		
	Survey date: FRIDAY	06/03/20		Survey Type: MANUAL
44	HV-03-C-02	BLOCKS OF FLATS		HAVERING
	WATERLOO ROAD ROMFORD			
	Suburban Area (PPS6 Out of Centre) Built-Up Zone			
	Total No of Dwellings:	493		
	Survey date: TUESDAY	22/11/16		Survey Type: MANUAL
45	IS-03-C-03	BLOCK OF FLATS		ISLINGTON
	FLORENCE STREET ISLINGTON			
	Suburban Area (PPS6 Out of Centre) Residential Zone			
	Total No of Dwellings:	9		
	Survey date: THURSDAY	21/11/13		Survey Type: MANUAL
46	IS-03-C-05	BLOCK OF FLATS		ISLINGTON
	LEVER STREET FINSBURY			
	Edge of Town Centre Built-Up Zone			
	Total No of Dwellings:	15		
	Survey date: WEDNESDAY	29/06/16		Survey Type: MANUAL
47	IS-03-C-06	BLOCK OF FLATS		ISLINGTON
	CALEDONIAN ROAD HOLLOWAY			
	Edge of Town Centre Residential Zone			
	Total No of Dwellings:	14		
	Survey date: MONDAY	27/06/16		Survey Type: MANUAL
48	IS-03-C-07	BLOCK OF FLATS		ISLINGTON
	CITY ROAD ISLINGTON			
	Edge of Town Centre Development Zone			
	Total No of Dwellings:	185		
	Survey date: THURSDAY	06/06/19		Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

57	NF-03-C-01	BLOCKS OF FLATS	NORFOLK
	PAGE STAIR LANE KING'S LYNN		
	Edge of Town Centre Built-Up Zone Total No of Dwellings: 51		
	Survey date: THURSDAY 11/12/14		Survey Type: MANUAL
58	NF-03-C-02	MIXED FLATS & HOUSES	NORFOLK
	HALL ROAD NORWICH LAKENHAM Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 82		
	Survey date: MONDAY 18/11/19		Survey Type: MANUAL
59	NH-03-C-01	BLOCK OF FLATS	NEWHAM
	ARTHINGWORTH STREET STRATFORD		
	Neighbourhood Centre (PPS6 Local Centre) Residential Zone Total No of Dwellings: 12		
	Survey date: THURSDAY 14/11/13		Survey Type: MANUAL
60	NT-03-C-01	HOUSES (SPLIT INTO FLATS)	NOTTINGHAMSHIRE
	LAWRENCE WAY NOTTINGHAM		
	Suburban Area (PPS6 Out of Centre) No Sub Category Total No of Dwellings: 56		
	Survey date: TUESDAY 08/11/16		Survey Type: MANUAL
61	NT-03-C-02	HOUSES (SPLIT INTO FLATS)	NOTTINGHAMSHIRE
	CASTLE MARINA ROAD NOTTINGHAM		
	Suburban Area (PPS6 Out of Centre) No Sub Category Total No of Dwellings: 135		
	Survey date: WEDNESDAY 09/11/16		Survey Type: MANUAL
62	RD-03-C-04	BLOCKS OF FLATS	RICHMOND
	BESSANT DRIVE KEW		
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 170		
	Survey date: WEDNESDAY 15/05/19		Survey Type: MANUAL
63	RI-03-C-01	FLATS	EAST RIDING OF YORKSHIRE
	465 PRIORY ROAD HULL		
	Edge of Town Residential Zone Total No of Dwellings: 20		
	Survey date: TUESDAY 13/05/14		Survey Type: MANUAL
64	SA-03-C-01	BLOCK OF FLATS	SOUTH AYRSHIRE
	RACECOURSE ROAD AYR		
	Edge of Town Centre Residential Zone Total No of Dwellings: 51		
	Survey date: TUESDAY 16/09/14		Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

74	TH-03-C-04	BLOCK OF FLATS		TOWER HAMLETS
	LEVEN ROAD			
	POPLAR			
	ABERFELDY VILLAGE			
	Neighbourhood Centre (PPS6 Local Centre)			
	No Sub Category			
	Total No of Dwellings:		83	
	Survey date: FRIDAY		21/06/19	Survey Type: MANUAL
75	WA-03-C-01	BLOCKS OF FLATS		WATERFORD
	UPPER YELLOW ROAD			
	WATERFORD			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:		51	
	Survey date: TUESDAY		12/05/15	Survey Type: MANUAL
76	WF-03-C-01	BLOCKS OF FLATS		WALTHAM FOREST
	ERSKINE ROAD			
	WALTHAMSTOW			
	Edge of Town Centre			
	Residential Zone			
	Total No of Dwellings:		73	
	Survey date: TUESDAY		05/11/19	Survey Type: MANUAL
77	WH-03-C-01	BLOCKS OF FLATS		WANDSWORTH
	AMIES STREET			
	CLAPHAM JUNCTION			
	Edge of Town Centre			
	Residential Zone			
	Total No of Dwellings:		30	
	Survey date: WEDNESDAY		09/05/12	Survey Type: MANUAL
78	WM-03-C-04	BLOCKS OF FLATS		WEST MIDLANDS
	GILLQUART WAY			
	COVENTRY			
	PARKSIDE			
	Edge of Town Centre			
	Residential Zone			
	Total No of Dwellings:		55	
	Survey date: FRIDAY		11/11/16	Survey Type: MANUAL

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

Calculation Reference: AUDIT-434201-210331-0335

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 06 - HOTEL, FOOD & DRINK

Category : C - PUB/RESTAURANT

TOTAL VEHICLES

Selected regions and areas:

01	GREATER LONDON	
	BN BARNET	1 days
	CI CITY OF LONDON	1 days
	EN ENFIELD	1 days
	HD HILLINGDON	1 days
	HG HARINGEY	1 days
	HK HACKNEY	1 days
	IS ISLINGTON	2 days
	LB LAMBETH	1 days
	WH WANDSWORTH	1 days
02	SOUTH EAST	
	ES EAST SUSSEX	1 days
	EX ESSEX	1 days
	HC HAMPSHIRE	1 days
03	SOUTH WEST	
	BR BRISTOL CITY	1 days
04	EAST ANGLIA	
	SF SUFFOLK	1 days
05	EAST MIDLANDS	
	LN LINCOLNSHIRE	1 days
	NR NORTHAMPTONSHIRE	1 days
	NT NOTTINGHAMSHIRE	1 days
06	WEST MIDLANDS	
	ST STAFFORDSHIRE	1 days
	WK WARWICKSHIRE	1 days
	WM WEST MIDLANDS	1 days
	WO WORCESTERSHIRE	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	WY WEST YORKSHIRE	1 days
08	NORTH WEST	
	CH CHESHIRE	1 days
	GM GREATER MANCHESTER	1 days
	LC LANCASHIRE	2 days
09	NORTH	
	DH DURHAM	1 days
	TW TYNE & WEAR	1 days
10	WALES	
	SW SWANSEA	1 days
11	SCOTLAND	
	RF RENFREWSHIRE	1 days
13	MUNSTER	
	TI TIPPERARY	1 days
14	LEINSTER	
	WC WICKLOW	1 days
15	GREATER DUBLIN	
	DL DUBLIN	1 days
16	ULSTER (REPUBLIC OF IRELAND)	
	DN DONEGAL	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Secondary Filtering selection (Cont.):

Population within 1 mile:

1,000 or Less	2 days
1,001 to 5,000	3 days
5,001 to 10,000	5 days
10,001 to 15,000	5 days
15,001 to 20,000	4 days
20,001 to 25,000	1 days
25,001 to 50,000	6 days
50,001 to 100,000	8 days
100,001 or More	1 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

5,001 to 25,000	4 days
25,001 to 50,000	3 days
75,001 to 100,000	1 days
100,001 to 125,000	1 days
125,001 to 250,000	8 days
250,001 to 500,000	9 days
500,001 or More	9 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.5 or Less	5 days
0.6 to 1.0	13 days
1.1 to 1.5	15 days
1.6 to 2.0	2 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

No	35 days
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This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	25 days
1a (Low) Very poor	1 days
1b Very poor	1 days
2 Poor	1 days
6a Excellent	4 days
6b (High) Excellent	3 days

This data displays the number of selected surveys with PTAL Ratings.

LIST OF SITES relevant to selection parameters (Cont.)

9	ES-06-C-02 HOVE STREET BRIGHTON HOVE Neighbourhood Centre (PPS6 Local Centre) Residential Zone Total Gross floor area: 460 sqm <i>Survey date: FRIDAY</i> 22/09/17	PUB/RESTAURANT	EAST SUSSEX	<i>Survey Type: MANUAL</i>
10	EX-06-C-02 LONDON ROAD COLCHESTER STANWAY Edge of Town No Sub Category Total Gross floor area: 450 sqm <i>Survey date: FRIDAY</i> 08/11/13	HARVESTER	ESSEX	<i>Survey Type: MANUAL</i>
11	GM-06-C-04 HELSDMAN LANE ROCHDALE Edge of Town Residential Zone Total Gross floor area: 525 sqm <i>Survey date: TUESDAY</i> 20/10/15	HUNGRY HORSE	GREATER MANCHESTER	<i>Survey Type: MANUAL</i>
12	HC-06-C-04 APOLLO RISE FARNBOROUGH COVE Suburban Area (PPS6 Out of Centre) Industrial Zone Total Gross floor area: 615 sqm <i>Survey date: TUESDAY</i> 11/06/19	PUB/RESTAURANT	HAMPSHIRE	<i>Survey Type: MANUAL</i>
13	HD-06-C-01 BURY STREET RUISLIP Edge of Town Residential Zone Total Gross floor area: 850 sqm <i>Survey date: THURSDAY</i> 25/06/15	HARVESTER	HILLINGDON	<i>Survey Type: MANUAL</i>
14	HG-06-C-01 HIGH ROAD WOOD GREEN Town Centre Built-Up Zone Total Gross floor area: 1000 sqm <i>Survey date: THURSDAY</i> 02/10/14	WETHERSPOON	HARINGEY	<i>Survey Type: MANUAL</i>
15	HK-06-C-01 COMMERCIAL STREET SHOREDITCH Neighbourhood Centre (PPS6 Local Centre) Built-Up Zone Total Gross floor area: 320 sqm <i>Survey date: TUESDAY</i> 19/11/13	PUB/RESTAURANT	HACKNEY	<i>Survey Type: MANUAL</i>
16	IS-06-C-01 NEWINGTON GREEN RD CANONBURY NEWINGTON GREEN Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area: 350 sqm <i>Survey date: MONDAY</i> 22/09/14	PUB/RESTAURANT	ISLINGTON	<i>Survey Type: MANUAL</i>

LIST OF SITES relevant to selection parameters (Cont.)

26	ST-06-C-01	HARVESTER		STAFFORDSHIRE
	STONE ROAD			
	STOKE-ON-TRENT			
	TRENTHAM			
	Edge of Town			
	Residential Zone			
	Total Gross floor area:		720 sqm	
	Survey date: WEDNESDAY		23/10/13	Survey Type: MANUAL
27	SW-06-C-01	PITCHER & PIANO		SWANSEA
	WIND STREET			
	SWANSEA			
	Town Centre			
	High Street			
	Total Gross floor area:		800 sqm	
	Survey date: TUESDAY		22/10/13	Survey Type: MANUAL
28	TI-06-C-01	PUB/RESTAURANT		TIPPERARY
	ORMOND STREET			
	NENAGH			
	Edge of Town Centre			
	High Street			
	Total Gross floor area:		640 sqm	
	Survey date: THURSDAY		26/05/16	Survey Type: MANUAL
29	TW-06-C-01	PUB/RESTAURANT		TYNE & WEAR
	WHICKHAM HIGHWAY			
	GATESHEAD			
	Edge of Town			
	Residential Zone			
	Total Gross floor area:		400 sqm	
	Survey date: FRIDAY		04/10/13	Survey Type: MANUAL
30	WC-06-C-01	PUB/RESTAURANT		WICKLOW
	MAIN STREET			
	NEWTOWNMOUNTKENNEDY			
	Neighbourhood Centre (PPS6 Local Centre)			
	Village			
	Total Gross floor area:		641 sqm	
	Survey date: FRIDAY		04/10/19	Survey Type: MANUAL
31	WH-06-C-01	PUB/RESTAURANT		WANDSWORTH
	WANDSWORTH HIGH ST			
	WANDSWORTH			
	Town Centre			
	High Street			
	Total Gross floor area:		400 sqm	
	Survey date: TUESDAY		26/11/13	Survey Type: MANUAL
32	WK-06-C-01	PUB/RESTAURANT		WARWICKSHIRE
	GREYFRIARS LANE			
	COVENTRY			
	Town Centre			
	Built-Up Zone			
	Total Gross floor area:		461 sqm	
	Survey date: THURSDAY		17/10/13	Survey Type: MANUAL
33	WM-06-C-02	PUB/RESTAURANT		WEST MIDLANDS
	PENNWOOD LANE			
	WOLVERHAMPTON			
	PENN COMMON			
	Edge of Town			
	Out of Town			
	Total Gross floor area:		200 sqm	
	Survey date: TUESDAY		22/11/16	Survey Type: MANUAL

TRIP RATE for Land Use 06 - HOTEL, FOOD & DRINK/C - PUB/RESTAURANT

TOTAL VEHICLES

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00	1	1550	0.065	1	1550	0.129	1	1550	0.194
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	2	725	0.276	2	725	0.069	2	725	0.345
08:00 - 09:00	2	725	0.000	2	725	0.069	2	725	0.069
09:00 - 10:00	2	725	0.345	2	725	0.207	2	725	0.552
10:00 - 11:00	33	596	0.519	33	596	0.366	33	596	0.885
11:00 - 12:00	33	596	0.951	33	596	0.458	33	596	1.409
12:00 - 13:00	35	594	2.247	35	594	0.914	35	594	3.161
13:00 - 14:00	35	594	1.785	35	594	1.631	35	594	3.416
14:00 - 15:00	35	594	1.059	35	594	1.569	35	594	2.628
15:00 - 16:00	35	594	0.924	35	594	1.121	35	594	2.045
16:00 - 17:00	35	594	1.333	35	594	0.910	35	594	2.243
17:00 - 18:00	35	594	1.978	35	594	1.295	35	594	3.273
18:00 - 19:00	35	594	2.257	35	594	1.901	35	594	4.158
19:00 - 20:00	35	594	2.122	35	594	2.262	35	594	4.384
20:00 - 21:00	35	594	1.530	35	594	2.031	35	594	3.561
21:00 - 22:00	35	594	0.828	35	594	1.511	35	594	2.339
22:00 - 23:00	35	594	0.563	35	594	1.612	35	594	2.175
23:00 - 24:00	31	568	0.301	31	568	0.880	31	568	1.181
Total Rates:			19.083			18.935			38.018

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: COUNT/TRP*FACT. Trip rates are then rounded to 3 decimal places.

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Parameter summary

Trip rate parameter range selected: 200 - 1550 (units: sqm)
 Survey date range: 01/01/13 - 23/11/19
 Number of weekdays (Monday-Friday): 35
 Number of Saturdays: 0
 Number of Sundays: 0
 Surveys automatically removed from selection: 0
 Surveys manually removed from selection: 0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.



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Mr. Brano Mnahoncak,
TOT Architects,
49 Upper Mount Street,
Dublin 2,
D02 FR83

26/04/2021

Re: Proposed Mixed use Development at Greenhills Road, Dublin 24.

Dear Mr. Mnahoncak,

I give hereunder our report on the fire safety & access and use design strategy employed for the above development and which have been allowed for in the designs and layouts to date.

Scope:

GSP Fire Ltd have reviewed the planning drawings with respect to Part B & M of the Building Regulations and are satisfied that the proposals are substantially in compliance with relevant Technical Guidance Documents for Part B and M.

This brief report outlines the main principals employed in the fire safety (Part B) design and the access and use (Part M) design strategy of the proposed works to demonstrate that the fire safety/ access and use objectives of the Building Regulations 1997-2010 can be achieved in respect of the project and purely to assist the local Authority in their consideration of the proposal at Planning Stage.

It is not the intention or indeed necessary at this stage to cover each design issue in detail to demonstrate full and complete compliance with all relevant regulations. This detailed assessment will form part of the Fire Safety Certificate & Disabled Access Certificate Applications.

It is accepted that to meet fully all necessary requirements, minor alterations and amendments may be required in specific areas and that these, (if any) will be identified and addressed at the Fire Safety & Disability Access Certificates Stages, however it is understood that any such alterations will not detract from the overall architectural design for the project.

Project Description:

The development will consist of the construction of two single stair apartment blocks (Block A – six storeys and Block B - 5 storeys, both connecting to shared basement carpark) .

Fire Safety & Disabled Access Certificate Applications are required for the proposed development and shall be applied for prior to construction.

The project is considered as purpose groups 1(c) under TGD-B.

B4 External Fire Spread:

"The external walls and roof of a building shall be so designed that they afford adequate resistance to the spread of fire to and from neighboring buildings."

Full assessment shall be carried out at fire safety certificate stage and provisions of section B4 of TGD-B shall be incorporated fully within the design.

B5 Access and facilities for the fire service:

"A building shall be so designed and constructed that there is adequate provision for access for fire appliances and such other facilities as may be reasonably required to assist the fire service in the protection of life and property".

The main design basis for access and facilities for the fire services will be TGD-B, 2006.

Access for the fire services shall be provided along Greenhills Road for Block A and Old Greenhills road for Block B which meets the requirements of TGD-B. Dry risers shall be provided within common cores of Block A and B. A full assessment will be carried out at fire safety certificate stage.

Building Regulations 1997-2010, Part M: Access & Use:

M1 ACCESS AND USE:

The main design basis for the access and use of the building will be :

- TGD-B, 2010.
- Buildings for everyone
- BS8300

Access to the building:

Level access is to be provided at ground floor level into the apartment stair core/lift.

Internal arrangements/facilities:

New internal lift and ambulant stairs will give access to the upper floors.

M3 SANITARY FACILITIES

Accessible visitor WC shall be provided within each apartment to comply with the relevant provisions contained within TGD-M for residential units.

Appendix F GoCar Letter of intent

Appendix G Architects Schedule of Accommodation