

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/0858/21

Reg. Reference: SD21A/0104 **Application Date:** 04-May-2021
Submission Type: New Application **Registration Date:** 04-May-2021

Correspondence Name and Address: Mark Priestley, Hamilton Architects Hamilton House,
3 Joy Street, The Linen Quarter, Belfast, BT2 8LE

Proposed Development: Footbridge from car park of university campus to
Airton Close.

Location: TU Dublin, Tallaght & Airton Close, Tallaght, Dublin
24

Applicant Name: Technological University Dublin Tallaght

Application Type: Permission

Site and Surroundings:

Site Area: Stated as 0.0013 Ha.

Site Description:

The overall Technological University Dublin (TUD)/Tallaght Campus extends to c.18.2ha and is located off the Belgard Road, close to Tallaght Village and Town Centre. It is bounded to the east by Greenhills Road, to the west by Belgard Road, to the north by the Poddle River and, across that, commercial/light industrial sites fronting onto Airton Road, and to the south by St Marys Priory and Old Blessington Road.

The application site crosses the northern boundary, over the Poddle River, to a landing point on the corner of a site on Airton Close.

Site Visit: 14th June 2021

Proposal:

Footbridge from car park of university campus to Airton Close.

Zoning:

The site is split between two zoning objectives. The southern portion is zoned 'TC' – 'To protect, improve and provide for the future development of Town Centre'. The northern portion is zoned 'REGEN' – "To facilitate enterprise and/or residential led regeneration."

Consultations

Environmental Services	Recommends Request for Additional Information.
Irish Water	No objection, subject to conditions.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Roads	Recommends Request for Additional Information.
Public Realm	No objection, subject to conditions.

Submissions/Observations /Representations

None received

Relevant Planning History

TUD Campus

SD20A/0201

Permission granted for a telecommunications field technician apprenticeship training area, comprising of a compound, 35m by 25m enclosed by a 3m perimeter fence. The area will contain a number of street cabinets, underground access chambers, underground ducting, half height training poles and a storage unit.

SD19A/0152

Permission granted for (A) Construction of a 4 storey general teaching building (c.5,211sq.m) comprising teaching spaces, class kitchens and restaurant, lecture theatres, labs and computer rooms, breakout spaces and ancillary service area with roof level plant; (B) landscaping works including the provision of a kitchen garden, orchard and wildflower meadow with beehives; (C) 28 covered cycle parking spaces; (D) all associated site development, site services, landscaping and boundary treatment works.

SD18A/0435

Permission granted for a Sport Science, Health and Recreation Building containing a single storey sports hall and teaching accommodation and associated facilities arranged over two storey plus roof plant areas with a total floor area 3,175sq.m; grass playing pitch 140 x 90m with flood lighting.

SD17A/0333

Permission granted for PV solar panels on the canteen roof.

SD16A/0099

Permission granted (10-year planning permission) for the construction of 2 third level educational buildings and an outdoor playing pitch, located to the east of the existing main building.

SD09A/0343

Permission granted for the construction of 3 third level educational buildings and outdoor playing pitches.

SD09A/0327

Permission granted for a new vehicular entrance from existing roundabout on Belgard Road and secondary entrance from Greenhills Road etc.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

SD09A/0439 and SD09A/0439/EP

Demolition of existing ball alley and construction of an extension to the existing synergy building of 2851sq.m in area over 3 floors inclusive of roof level plant room.

Airton Close

SD19A/0299

(a) Partial change of use at ground floor from 324sq.m light industrial warehouse use to office & laboratory; (b) construction of a new internal first floor level, containing 120sq.m. office space; (c) 7 new windows at first floor level on the front elevation (east facade); (d) removal of existing roller shutter on the front elevation (east facade) and replacement with new door & glazing panel & new signage on the front elevation (east facade); (e) 3 new windows at ground floor level at side elevation (south facade); (f) new door at ground floor level at side elevation (south facade); (g) roller shutter door at rear elevation (west facade); (h) construction of new 13.8sq.m. external enclosed covered storage to rear elevation (west facade); (i) new door on the rear elevation (west facade) and all associated site works.

Relevant Enforcement History

None recorded for subject site

Pre-Planning Consultation

None.

Relevant Policy in South Dublin County Council Development Plan 2016-2022

Section 3.11.2 Third Level Education Facilities

Policy C10 Third and Fourth Level Education Facilities

It is the policy of the Council to support the development and ongoing provision of third level education in the County, and to develop Tallaght as a hub for education and employment to provide further opportunities for the County's workforce.

C10 Objective 1:

To facilitate and support the development of existing third level education centres and provide for new third and higher-level facilities, including the development of competences in innovation and outreach services.

C10 Objective 2:

To promote and assist the development of Tallaght as a centre for education and employment.

C10 Objective 3:

Promote the clustering of education related services and facilities proximate to existing third-level facilities.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

C10 Objective 4:

To facilitate the provision of links between IT Tallaght and Tallaght Village, employment areas, and existing community and cultural facilities in the area to serve students of the ITT campus.

Section 6.3.0 Walking and Cycling
Policy TM3 Walking and Cycling

Section 6.3.2 Local Permeability Improvements

Section 8.2.0 Watercourses Network
Policy GI3 Watercourses Network

Tallaght Town Centre Local Area Plan 2020 - 2026

Key Objectives for Technological University Dublin (TU):

- TU1: Consolidate and enhance existing educational, religious and recreational functions.
- TU2: Retain existing landscape character.
- TU3: Enhance cycling and walking links through the area and to surrounding areas.
- TU4: Protect the parkland setting and provide for greater public access and usage.
- TU5: Protect and preserve Heronry located on Priory lands and extending into TUD lands.

Relevant Government Policy

National Planning Framework Government of Ireland, 2018.

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

'Section 5 – Dublin Metropolitan Area Strategic Plan', in Regional, Spatial and Economic Strategy 2019 – 2031.

The Planning System and Flood Risk Management Guidelines for Planning Authorities Department of the Environment, Heritage & Local Government and Office of Public Works, 2009.

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, 2009.

Assessment

The main issues for assessment are:

- Land ownership
- Zoning and Council Policy
- Design & Visual Impact
- Public safety

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

- Roads
- Public Realm
- Water
- Environmental and Ecological Impact
- Appropriate Assessment
- Environmental Impact Assessment

Land Ownership

The applicant has provided a letter of consent from Airton Road Property Management, Ltd. The Site Location Map appears to show that this organisation owns lands along Airton Close, but which do not include Unit 5 – the nearest unit to the northern landing of the proposed footbridge.

The applicant should clarify the land ownership boundaries at the northern end of the proposed development, and explicitly detail any access or wayleave arrangements that would be necessary to ensure access to the bridge from Airton Close. This can be provided as **additional information**.

Furthermore, there is an ESB substation on Airton Close beside the entry point of the proposal. It needs to be ascertained what way leaves may be required around the substation. **Further information** should be sought on this issue.

Zoning and Council Policy

The proposed footbridge would be ancillary to the established educational use on the site, and it is considered that the development is therefore compliant with the zoning objectives under the South Dublin County Development Plan 2016 - 2022.

The proposed development would provide a cycle/pedestrian link between the campus and Airton Close and the Airton Road area/Broomhill neighbourhood area. This accords with policy TU3 of the Local Area Plan to provide more cycle and pedestrian links through the area and to surrounding area.

Design, Visual Impact and Siting

The proposed bridge would cross the Poddle River (aka the Tymon River). The bridge is of a simple footbridge design with a flat base, with an incline to take account of the higher position on the southern bank. A 1:20 ramp of perpendicular orientation to the bridge would link it to the more pedestrian friendly route to the northern entrance of the university's main building, which crosses two raised tables in the car park. On the northern side of the bridge, it would open out onto Airton Close beside an ESB substation shed.

The visual design of the bridge is acceptable and it would not be injurious to other properties or the local setting. The siting of the bridge facilitates a connection to an appropriate location in the TUD campus car park. On Airton Close, however, the connection would open up into an area which lacks a pedestrian-friendly layout. Works may be required to the street (taken in charge) or on adjoining properties, to facilitate a safe environment for pedestrians.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Public Safety

The applicant has proposed to provide lighting for the bridge on the southern side, and to close the connection via a gate (also on the southern side), in line with the daily closing times of the campus. The lighting is proposed to turn off when the connection and campus are closed. This creates a potential issue, as the actual span of the bridge will be unlit, and accessible, after hours. The bridge would be partially shielded from public view on Airton Close, and the public lighting, by the ESB substation and adjoining vegetation. It is considered appropriate that the bridge itself be closed to public access in line with the closure of the campus. The applicant should provide revised plans by way of **additional information**.

Roads

The Roads Department has sought additional information. Their report reads as follows:

“A proposed footbridge from car park to Airton Close. The intended use of the bridge is not clear, is the bridge going to be accessible to members of the public. It is not clear from the application if the bridge will be accessible to mobility impaired users either. The pedestrian access along Airton Close is industrial in nature.

Roads recommend that additional information be requested from the applicant:

1. The applicant is requested to submit details of the pedestrian routes from Airton Close to the development.
2. The applicant is requested to submit details of the tying in points, landings and connectivity to the existing footpaths.
3. The applicant shall demonstrate that the bridge is designed to the appropriate engineering standards and will be assessable to all users including cyclists.”

It is considered appropriate that the applicant provide responses as **additional information**. In terms of the pedestrian connectivity on the northern side of the site, it is considered appropriate that public realm improvements are considered in order to ensure a safe environment for pedestrians. This is especially important when considering that the development will create a desire line and demand for pedestrians to use Airton Close.

Furthermore, a right angle turn may not be appropriate for cyclists and perhaps a more curved design would be appropriate. **Further information** should be sought on this issue.

The location of the entrance from Airton Close is very close to the existing entrance to a warehouse/industrial unit (Eyre Motors) to the west and this may present vehicular/pedestrian conflict. A drawing showing the intended ped/cyclist flow from Airton Close to the bridge should be provided which includes the forecourt of Eyre Motors and the public footpath.

Details of the design of route to be taken by pedestrians through car park to south should be provided by **further information**.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Public Realm

The Public Realm Department has stated no objection, subject to conditions. The Department has recommended, in direct communication, that:

“mitigation planting should be provided as part of the proposals to compensate for the loss of the two "Alder trees" and/or any damage to the adjacent mature boundary hedge/vegetation as a result of the proposed development works.”

This can be a **condition** of permission, or the applicant may wish to make a proposal as **additional information**.

Water

The Environmental Services Department has sought additional information, relating to a section 50 approval under the Arterial Drainage Act, from the Office of Public Works, due to the proposed development traversing the Poddle River (aka the Tymon River). The department is seeking the submission of such approval as additional information.

The same report also seeks a Flood Risk Assessment and any proposals for mitigation measures in the event of flooding.

The above requests are appropriate and the applicant should submit **additional information**.

Environmental and Ecological Impact

The applicant has provided a bat survey, and it is considered that the removal of 2 Alder trees does not pose a problem for bats using the site. It should however be a condition of permission that lighting of the bridge is turned off when connection is closed in the evenings.

The proposed development traverses the Poddle River and, as such, the applicant should supply a Construction Environmental Management Plan to outline how development will protect the water quality.

Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. As the development traverses a watercourse with connection to Dublin Bay, a screening report should be provided as **additional information**.

Environmental Impact Assessment

Having regard to the nature of the proposed development and its location in a serviced urban area, removed from any sensitive locations or features, there is no real likelihood of significant effects on the environment. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

SEA Monitoring

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Educational/Community	Nil (no buildings)
Land Type	Site Area (Ha.)
Greenfield	0.0013ha.

Conclusion

The proposal is acceptable in principle, having regard to the local objectives that apply to the TUD campus under the Tallaght Town Centre Local Area Plan 2020 – 2026. There are a number of issues which require resolution or clarification prior to a grant of permission being issued, and these can be dealt with by additional information.

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

- (a) The applicant is requested to submit details of the pedestrian routes from Airton Close to the development. The applicant is requested to show how a pedestrian friendly layout can be achieved on the northern and southern side of the bridge.
 - (b) The applicant is requested to submit details of the tying in points, landings and connectivity to the existing footpaths.
 - (c) The applicant shall demonstrate that the bridge is designed to the appropriate engineering standards and will be assessable to all users including cyclists
 - (d) there is an ESB substation on Airton Close beside the entry point of the proposal. The applicant is requested to liaise with ESB to determine what if any way leaves may be required around the substation.
 - (e) a right angle turn on the bridge may not be appropriate for cyclists and perhaps a more curved design would be appropriate.
 - (f) The location of the entrance from Airton Close is very close to the existing entrance to a warehouse/industrial unit (Eyre Motors) to the west and this may present vehicular /pedestrian conflict. A drawing showing the intended ped/cyclist flow from Airton Close to the bridge should be provided which includes the forecourt of Eyre Motors and the public footpath.
 - (g) Details of the design of route to be taken by pedestrians through car park to south should be provided. Efforts to avoid pedestrian and vehicular conflict when exiting the bridge to north and to south should be provided.
 - (h) the applicant is requested to submit CGI's showing the proposed bridge (north elevation and south elevation) in the context of Airton Close and in the context of the college car park.
2. Under the current proposals relating to lighting and the gate on the southern side of the bridge, the main span of the bridge will be unlit, and accessible, after hours. The bridge

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

would be partially shielded from public view on Airton Close, and the public lighting, by the ESB substation and adjoining vegetation. It is considered appropriate that the main span of the bridge itself be closed to public access in line when the connection to the campus is also closed. The applicant is requested to provide revised plans by way of additional information.

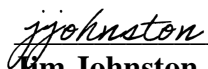
3. The Public Realm Department has advised that mitigation planting should be provided as part of the proposals to compensate for the loss of the two 'Alder trees' and/or any damage to the adjacent mature boundary hedge/vegetation as a result of the proposed development works. The applicant is requested to propose mitigation planting as per this recommendation.
4. The applicant is advised and requested to obtain a Section 50 approval of Arterial Drainage Act from the OPW (Office of Public Works), due to the proposed footbridge traversing the River Poddle. The applicant is requested to submit this approval as part of additional information.
5. The applicant is requested to submit a report to show what if any flood risk exists for proposed development. If there is a flood risk, outline in report what measures are proposed to mitigate for such a flood risk.
6. The applicant is requested to provide an Outline Construction Environmental Management Plan (CEMP) as additional information.
7. The applicant is requested to submit an Appropriate Assessment Screening Report.
8. The applicant is requested to clarify the land ownership boundaries at the northern end of the proposed development, and explicitly detail any access or wayleave arrangements that would be necessary to ensure access to the bridge from Airton Close.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

REG. REF. SD21A/0104

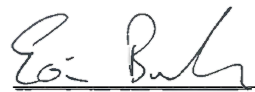
LOCATION: TU Dublin, Tallaght & Airton Close, Tallaght, Dublin 24



Jim Johnston,
Senior Executive Planner

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date: 28th June 2021



Eoin Burke, A/Senior Planner