

Access & Roads Layout

It is proposed to remove an existing small roundabout and make the existing access road a straight through one. The access to Brownsbarn building and the proposed warehouses will be T-junctions off this straight through roads. The continuation of the proposed access road is to provide access for HGV separately to each yard. The access roads are 6m wide and include a 2m wide footpath connected to existing footpaths. An access for fire tender has been provided and an auto-track has been provided.

Permeability

2m wide footpaths are proposed along the vehicle access road and to each of the staff car parks. Most footpaths are 1.8m to 2.0m wide, the footpath around the car park of Unit 1 is shown as 1.5m.

Car Parking:

The car parking provision is for 59no. spaces at Unit 1 and 50no. spaces at Unit 2. The SDCC development standards set out a maximum requirement of 142no. spaces for commercial warehousing of this size. This provides for 77% of the maximum. It is proposed to have 7 no. mobility impaired spaces and 10% of the provision will be for EV use.

Bicycle Parking:

It is proposed to provide 48no. covered bike parking spaces for the development. The SDCC development plan requires 62no. spaces for this size of warehousing. Due to the limited cycling infrastructure in the area this quantity is feasibly appropriate.

No Roads objections subject to the following conditions:

1. Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.
2. All items and areas for taking in charge shall be undertaken to a taking in charge standard. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.
3. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.
4. Prior to commencement a Public Lighting Design for the development must be submitted and agreed by the Public Lighting team of SDCC.
5. Any road sign proposed and or to be installed shall comply with most up to date **Chapter 5 (REGULATORY SIGNS) of the Traffic Signs Manual.**
6. Bicycle and pedestrian routes within the development must conform to Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022.
 - a. The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.
 - b. All external bicycle parking spaces shall be covered.
 - c. Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.