Roads Department – Planning Report



Register Reference: SD21A/0162 Date: 16-Jul-2021

Development: Construction of 2 warehouses with ancillary office and staff facilities

and associated development; Unit 1 will have a maximum height of

16.35 metres with a gross floor area of 8,156sq.m including a

warehouse area (7,397sq.m), ancillary office areas (362sq.m) and staff facilities (397sq.m); Unit 2 will have a maximum height of 15.35 metres with a gross floor area of 5,990sq.m including a warehouse area (5,031sq.m), ancillary office areas (536sq.m) and staff facilities

(423sq.m); vehicular access/egress routes to the subject site via the existing roundabout and access road; alteration to the existing access arrangements to the subject lands to facilitate safe traffic flow to/from the proposed facilities; pedestrian access; 109 car parking spaces; bicycle parking; HGV Parking; HGV yards; level access goods

doors; dock levellers; access gates; signage; hard and soft

landscaping; lighting; boundary treatments; ESB substation; sprinkler tanks; pump houses; and all associated site development works above and below ground on lands bounded to the south by the N7 Naas Road, to the north and west by the National Distribution Centre and to the east by Brownsbarn Drive and the Royal Garter Stables, a

Protected Structure (RPS Ref. 261).

Location: Brownsbarn, Citywest Campus, Dublin 24.

Applicant: Exeter Ireland IV B Limited

App. Type: Permission
Planning Officer: CAITLIN O'SHEA
Date Recd: 22-Jun-2021
Decision Due Date: 16-Aug-2021

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.

Description:

The construction of 2 warehouses with ancillary office and staff facilities and associated development; Unit 1 will have a maximum height of 16.35 metres with a gross floor area of 8,156sq.m including a warehouse area (7,397sq.m), ancillary office areas (362sq.m) and staff facilities (397sq.m); Unit 2 will have a maximum height of 15.35 metres with a gross floor area of 5,990sq.m including a warehouse area (5,031sq.m), ancillary office areas (536sq.m) and staff facilities (423sq.m); vehicular access/egress routes to the subject site via the existing roundabout and access road alteration to the existing access arrangements to the subject lands to facilitate safe traffic flow to/from the proposed facilities; pedestrian access; 109 car parking spaces; bicycle parking; HGV Parking; HGV yards; level access goods doors; dock levellers; access gates; signage; hard and soft landscaping.

Signed:	Graham Murphy Graham Murphy 12/08/2021	Endorsed:	DATE
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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:

- 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.

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Signed:	Graham Murphy Graham Murphy 12/08/2021	Endorsed:	DATE