

Delivery Planning Report

Location: 12, Ballymount Road Lower, Dublin 12

Register SD21A/0213

Reference No.:

Development: Extension of the existing depot to provide additional bus parking facilities comprising a total of 221 bus spaces (including 45 electric bus parking spaces), 33 car parking spaces (including 15 electric car parking spaces), 5 motorcycle parking spaces and 30 bicycle parking spaces etc.

Application Type: Permission

Report Date: 27/9/2021

Overview of Masterplan

The subject site falls within the boundary of the Naas Road / Ballymount / Park West area (referred to as City Edge Project Area hereafter) lands, which spans over 700 hectares and includes Dublin City Council's Naas Road LAP lands.

The overall project objective is to deliver plan led change in this strategic location, optimising the use of strategically important land proximate the city centre and well served by public transport in line with the objectives of Project Ireland 2040.

Within this context the project seeks to utilise the funding commitment made under the Urban Regeneration and Development Fund and to prepare a detailed study and a non-statutory strategic framework for the City Edge Project area. In advance of the preparation of the framework plan, a detailed baseline study for the lands has just been completed and an emerging version, objectives and concept scenario has been identified.

South Dublin County Council are currently at a key stage in the project where the baseline information and emerging concept is currently subject to non-statutory public consultation. The preferred development scenario once finalised following the public consultation will then inform the strategic framework plan, which is due to be completed by Q4 2021

Having regard to the current stage of the plan-making process as outlined above, the Planning Delivery Team assesses each application within the boundary of the City Edge Project Area on a case-by-case basis. It is considered that the principle of the proposed development at this specific location will not compromise the emerging vision or objectives of the City Edge Area by reason of:

- the nature of the proposed development will expand a use already established on site;

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- the proposed development will increase the capacity of a public transport depot with the potential to serve additional public transport services within the City Edge Area and its emerging objectives in relation to this aspect;
- the scale of the proposed development relates largely to surface level works with improvements to site permeability and the undergrounding of overhead lines; and
- the development will not increase the buildings footprint on site thus reducing the potential to prejudice the realisation of a framework plan.

In this regard, the Planning Delivery Team have no objection in principle to the proposed development.

It is also noted that the proposal seeks to ensure that it will not infringe on a long-term road proposal contained in the County Development Plan.

Signed: James Phelan

Date:

27/09/2021