

**Date: 09-Dec-2021**

**Register Reference:** SD21A/0148 AI

**Development:** The refurbishment of Katherine Tynan House, or 'Whitehall', a Protected Structure (RPS ref.197), with change of use from disused dwelling to community centre. Works will entail refurbishment of the roof and external walls; reinstatement of windows and external doors; ceilings and floors; reinstatement of a conservatory and glazed porch (10sq.m and 5sq.m respectively); new internal stairs and doors; new services and sanitary accommodation; two new single storey open-fronted structures on part of the footprint earlier outbuildings with an enclosed area for toilets (534sq.m); refurbishment of historic garden walls and gates; upgrading of the existing non historic entrance and approach from the Ballymount Road; and provision for parking on site.

**Location:** The Katerine Tynan House, Ballymount Road, Kingswood, Dublin 24

**Applicant:** Hibernia REIT Holdco Two Limited

**App. Type:** Permission

**Planning Officer:** COLM MAGUIRE

**Date Received:** 06-Dec-2021

**Decision Due:** 11-Jan-2022

---

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:**

This application is for refurbishment of Katherine Tynan House, or 'Whitehall', a Protected Structure (RPS ref.197), with change of use from disused dwelling to community centre. Works will entail refurbishment of the roof and external walls; reinstatement of windows and external doors; ceilings and floors; reinstatement of a conservatory and glazed porch (10sq.m and 5sq.m respectively); new internal stairs and doors; new services and sanitary accommodation; two new single storey open-fronted structures on part of the footprint earlier outbuildings with an enclosed area for toilets (534sq.m); refurbishment of historic garden walls and gates; upgrading of the existing non historic entrance and approach from the Ballymount Road; and provision for parking on site.

### **Additional Information Requested by SDCC:**

3. The Roads Department has raised a significant number of traffic and transport issues with the proposal. The applicant is requested to submit a response to the following items.

- (1) a revised layout showing vehicular/pedestrian access for the proposed development with sufficient visibility envelope in both directions and 6m width and radii to facilitate access for emergency vehicles and bin trucks.
- (2) a revised layout showing 5% of vehicular parking provision for mobility impaired users, and 10% vehicular parking provision equipped with electrical charging points.

## Roads Department – Planning Report

- (3) a revised layout showing the car parking, bicycle parking and pedestrian routes within the development.
  - (a) The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users.
  - (b) Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.
- (4) a revised layout showing a swept path analysis showing emergency vehicle can access at the far edge of the development.
- (5) a revised layout showing internal road width of 6m as a shared road surface or 1.8m pedestrian footpath and 4.2m road surface. Radii should be improved to provide more manoeuvrability around corners and turns for emergency and refuse vehicles.
- (6) a revised layout showing that the road carriageway construction details are in accordance with Appendix 6 of the SDCC Taking in Charge standard as Recommended for road construction.
- (7) information regarding the proposed bin/waste collection arrangement and bin storage and collection locations, including auto track analysis showing how bin truck can access and egress the site safely.

### Applicant Submitted Response in Additional Information:

*1. A revised layout showing vehicular/pedestrian access for the proposed development with sufficient visibility envelope in both directions and 6m width and radii to facilitate access for emergency vehicles and bin trucks.*

**OCSC Response:**

Please refer to OCSC drawing H657-OCSC-XX-XX-DR-C-0100 Rev C01 showing the revised road layout. This layout has been developed based on:

- A 5m wide carriageway with a 1.8m wide path
- 6m radii at entrance to facilitate ease of access.

We note that a check on visibility envelope for the proposed junction at Ballymount Road has been undertaken-please refer to drawing H657-OCSC-XX-XX-DR-C-0101 Rev C01 showing same. This confirms that the necessary sightlines are achieved at the junction, in line with the requirements of the NRA for National Roads.

We note also that swept path analysis has been undertaken for the proposed entrance road-please refer to drawing H657-OCSC-XX-XX-DR-C-0102 Rev C01. This demonstrates that access for emergency and refuse vehicles can be facilitated.

### Roads Department Assessment:

Roads Department is satisfied with applicant submission.

### Applicant Submitted Response in Additional Information:

*2. A revised layout showing 5% of vehicular parking provision for mobility impaired users and 10% vehicular parking provision equipped with electrical charging points*

**Lotts Response:**

Please refer to Lotts Architecture drawing 332-P01 Proposed Site Plan Rev D showing the revised car parking layout. There will be provision for 12 no. car parking spaces east of the historic walled garden which include 3 no. accessible parking spaces, 2 no. electrical points and provision for spill-over car parking and bus parking in the same location. Bicycle parking accommodating 16 no. bicycles will be located adjacent to the proposed car park. The revised layout provides the adequate percentage of parking provision for mobility impaired users and electric car users.

### Roads Department Assessment:

Roads Department is satisfied with applicant submission.

### Applicant Submitted Response in Additional Information:

*3. A revised layout showing the car parking, bicycle parking and pedestrian routes within the development*

*a) The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users*

*b) Footpath layout shall provide adequate connectivity around the development and footpaths on the main road.*

**Lotts Architecture and OCSC Response:**

Please refer to Lotts Architecture drawing 332-P01 Proposed Site Plan Rev D showing the items above. We note that, bicycle parking has been relocated to the car park for ease of connectivity and as discussed in item 5 below, a 1.8m wide footpath has been provided along the access road. This footpath has adequate connectivity around the development and to footpaths on the main road.

### Roads Department Assessment:

Roads Department is satisfied with applicant submission.

**Applicant Submitted Response in Additional Information:**

4. *A revised layout showing swept path analysis showing emergency vehicle can access at the far edge to the development.*

**OCSC Response:**

We note also that swept path analysis has been undertaken for the proposed entrance road-please refer to drawing H657-OCSC-XX-XX-DR-C-0102 Rev C01. This demonstrates that access for emergency vehicles has been provided to all areas of the proposed development including the outbuildings to the western edge of the development.

**Roads Department Assessment:**

Roads Department is satisfied with applicant submission.

**Applicant Submitted Response in Additional Information:**

5. *A revised layout showing internal road width of 6m as a shared surface or 1.8m pedestrian footpath and 4.2m road surface. Radii should be improved to provide more manoeuvrability around corners for emergency vehicles.*

**OCSC Response:**

Please refer to OCSC drawing H657-OCSC-XX-XX-DR-C-0100 Rev C01 showing the revised road layout. This layout has been developed based on:

- A 5m wide road surface with a 1.8m pedestrian footpath
- 6m radii at entrance to facilitate ease of access.
- We note also that swept path analysis has been undertaken for the proposed entrance road-please refer to drawing H657-OCSC-XX-XX-DR-C-0102 Rev P03.

**Roads Department Assessment:**

The applicant has submitted roads layouts showing swept path analysis for fire tender access. The analysis shows the road widths and turning Radii to be slightly narrow for emergency vehicles when negotiating a turn at the proposed access. The road widths and Radii shall be improved to provide more manoeuvrability at the access road for emergency vehicles.

**Applicant Submitted Response in Additional Information:**

*6. A revised layout showing that the road carriageway construction details are in accordance with Appendix 6 of the SDCC Taking in Charge standard as recommended for road construction.*

**OCSC Response:**

Please refer to OCSC drawing H657-OCSC-XX-XX-DR-C-0700 Rev C01 showing a cross section through the proposed road with construction details to be in accordance with Appendix 6 of the SDCC Taking in Charge standard.

**Roads Department Assessment:**

Roads Department is satisfied with applicant submission.

**Applicant Submitted Response in Additional Information:**

*7. Information regarding the proposed bin/waste collection arrangement and collection locations, including auto track analysis showing how bin truck can access and egress the site safely*

**Lotts Architecture and OCSC Response:**

Please refer to Hibernia Reit Response to RFI Document for information regarding the bin/waste collection arrangement. We note also that swept path analysis has been undertaken for the proposed entrance road-please refer to drawing H657-OCSC-XX-XX-DR-C-0102 Rev C01. This demonstrates that access has been provided for refuse vehicles to the proposed bin-store located in the north-western corner of the development.

**Roads Department Assessment:**

Roads Department is satisfied with applicant submission.

**No Roads objections subject to the following conditions:**

1. Applicant shall maintain all vegetation as part of this application to facilitate sightlines. This is to ensure that all permitted sightlines are maintained in an unobstructed manner.
2. Prior to commencement of development, the applicant shall submit a revised layout and a swept path analysis showing, the site main access road widths and radii improved at the entrance for fire tender access.
3. Prior to commencement of development, a raised pedestrian ramps should be provided within the site boundary at the site vehicular egress onto Ballymount access road to allow for pedestrian priority.
4. Prior to commencement the applicant shall provide a detail design of the proposed pedestrian crossing onto Ballymount Road for the SDCC Roads department review. Once agreed, the pedestrian crossing shall be constructed to taking in charge standards at the expense of the developer and to the satisfaction of South Dublin County Council Roads Department.

## Roads Department – Planning Report

5. Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan for the written agreement of the Planning Authority.
6. A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority.
7. The proposed development shall make provision for the charging of electric vehicles 100% of spaces must be provided with electrical ducting and termination points to allow for the provision of future charging points, and 10% of surface car parking spaces must be provided with electric vehicle charging points initially. Details of how it is proposed to comply with these requirements including details of the design of, and signage for, the electric charging points (where they are not in areas to be taken in charge) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
8. Prior to the commencement of development, the applicant shall agree in writing the proposed public lighting scheme with South Dublin County Council Lighting Department. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of South Dublin County Council Lighting Department.
9. All Roads footpaths, and hard standing areas are to be constructed to appendix 6 'Taking in charge standards'.
10. Prior to commencement of the 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 All items and areas for taking in charge shall be undertaken to a taking in charge standard.
11. All bicycle parking spaces shall be covered.

### APPENDIX:











