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21-022/SN

NRB Consulting Engineers Ltd
1st Floor
Apollo Building
Dundrum Road
Dundrum
Dublin 14

+353 1 292 1941
info@nrb.ie
www.nrb.ie

South Dublin County Council
County Hall
Belgard Square North
Tallaght
Co. Dublin

Dear Sirs:

MIXED USE DEVELOPMENT - (SDCC REF SD21A/0271) - FURTHER INFORMATION RESPONSE

We have been instructed to review the traffic and road elements of the Request for Further Information (RFI) i.e., relevant sections of items numbered 2 (1)(c), 2 (2), (5) and (6).

In terms of roads and traffic, see below the relevant extracts from the South Dublin County Council (SDCC) RFI and our responses thereafter:

2(1): A revised layout of not less than 1:200 scale showing the car parking, bicycle parking and pedestrian routes within the development. Please refer to Table 11.22: Minimum Bicycle Parking Rates- SDCC County Development Plan 2016-2022. Please refer to Table 11.23: Maximum Parking Rates (Non-Residential) - from the SDCC County Development Plan 2016-2022



Response to Item 2(1)

See enclosed Architects Drawings with the requested details. In terms of numbers provided for the subject site there are a total of 128 No. bicycle parking spaces provided (96 internal spaces and 32 external spaces).

The development comprises the following residential and commercial elements:

- 50 Residential Apartments at Upper Levels (25 x 1 Bed and 25 x 2 Bed),
- A Gastropub/Restaurant (558m² GFA),
- A Spar Shop (226m² GFA),
- A Pharmacy (157m² GFA),
- An Off-License (147m² GFA),

For the residential elements we have applied the Department of Housing Planning & Local Government "***Sustainable Urban Housing Design Standards for New Apartments***" to the proposed 50 apartments. The Guidance would require 75 residential bicycle spaces and 25 visitor spaces for the residential elements (1 per bedroom and 1 for every 2 apartment units), being a total of 100 spaces.

In terms of the non-residential elements we have undertaken an assessment based on **Table 11.22** of the SDCC Development Plan, with the results below as **Table 1**.

Table 1: Total Non-Resi Bicycle Parking Requirements, Table 11.22 SDCC Dev Plan

Element	GFA m2 (Staff)	Short Stay	Long Stay	Requires (Spaces)
Pub/Rest	558 (10 staff)	1/5 Staff	1/150m ²	6
Spar Shop	226 (3 staff)	1/5 Staff	1/50m ²	5
Pharmacy	157 (3 staff)	1/5 staff	1/50m ²	4
Off-Licence	147 (3 staff)	1/5 staff	1/50m ²	4
Total Development Plan Requirement				19

There are a total of 32 external cycle parking spaces provided, which is in excess of the Plan requirements.

2(1)(c): Footpath layout providing adequate connectivity around the development and footpaths on the main road.

Response to Item 2(1)(c)

See enclosed drawing number NRB-RFI-001 which indicates adequate footpath connectivity at and around the proposed development.

2(2): Accurate plans demonstrating the provision of a visibility splay of 2.4m x 50m in both directions from the entrance to the east side (rear lane). Sightlines should be shown to the near side edge of the road to the right-hand side of entrance and to the centreline of the road to the left-hand side of the entrance (when exiting).

Response to Item 2(2)

See enclosed drawing number NRB-RFI-003 which indicates the provision of a visibility splay of 2.4m x 50m in both directions from the entrance to the east side (rear lane). Sightlines are shown to the near side edge of the road to the right-hand side of entrance and to the centreline of the road to the left-hand side of the entrance (when exiting).



2(5): A revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e. Autotrack or similar) demonstrating that fire tenders and large refuse vehicles can access/egress the site. An Autotrack demonstrating how vehicles access the parking facilities within the shopping centre.

Response to Item 2(5)

See enclosed drawings numbered NRB-RFI-002, NRB-RFI-004 and NRB-RFI-005. Drawing NRB-RFI-002 indicates AutoTRACKing of a large refuse vehicle accessing/egressing the site utilising the existing lane to the east for turning, with existing bollards being moved slightly as required. A new loading/unloading area is indicated on the layout within the proposed development with the previously proposed loading area on Wheatfield Road removed.

Drawing NRB-RFI-004 indicates AutoTRACKing of a long wheelbase fire tender manoeuvring around the development from both Wheatfield Road and Kennelsfort Road. Routes discussed and agreed with the project fire engineers.

Drawing NRB-RFI-005 indicates AutoTRACKing of a large saloon car accessing the parking facilities with the adjacent shopping centre.

2(6): A revised layout of not less than 1:100 scale, showing a suitable designated bin collection/delivery vehicle set-down spaces not on wheatfield Road or Kennelsfort Road, i.e., this should be located within the development.

Response to Item 2(6)

See enclosed drawing numbered NRB-RFI-002 which indicates AutoTRACKing of a large refuse vehicle accessing/egressing the site utilising the existing lane to the east for turning, with existing bollards being moved slightly as required. A new loading/unloading area is indicated on the layout within the proposed development with the previously proposed loading area on

Wheatfield Road removed. Bins can be stored for collection within the development area on bin collection day without blocking pedestrian routes along Wheatfield Road.

We trust that this provides an adequate response to the relevant Traffic/Transportation issues which we are required to address, and if you have any queries please revert.

Yours sincerely,



Seamus Nolan
Chartered Engineer
Director

Enclosures: Drawings NRB-RFI-001 to 005.

