

Silver Granite Pub Proposed Mixed/
Residential Development
Traffic and Transport Observations

20.06.2022

22058-TNT-XX-XX-RP-T-00001



TENT ENGINEERING

Site Address:
Supervalu,
Palmersown,
Dublin 20.

Client Name:
Luke Moriarty
The Moriarty Group

Office Address:
Tent Engineering Ltd.
Studio 1, Cork Street Studios
115 Cork Street, Dublin 8
Dublin, D08EWX2, IE

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Revision and Review

This report has been prepared for the sole benefit, use and information of the client. The liability of Tent engineering with respect to the information contained in this report will not extend to any third party.

REVISION(S)

Rev.	Description	Date
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1 Executive Summary

We, Tent Engineering are instructed by our Client, Luke Moriarty, Managing Director of Moriarty Group, owner of Supervalu Palmerstown, who's existing car park will be significantly impacted as a result of the proposed planning application register reference SD21A/0271.

The purpose of this report is to express significant failings to the planning application with respect to traffic and transport which make the scheme fundamental flawed and ultimately undeliverable. The grant of permission has a car movement arrangement failing and as a consequence has serious implication for the viability of the whole scheme.

The required amendments to address the car movement flaws is likely to reduce parking numbers and rely on a new entrance and exit point. These changes will be a significant deviation from the current planning application, making the current approval not viable. This would constitute a material change to the development and would necessitate a revised planning application.

Key Points:

Impact on local Community

The Moriarty Group have supported the local community since 1988 with unrestricted parking on their 330 existing established spaces.

The existing car-park is over utilised and loss of parking will be detrimental to the existing business.

The direct loss of parking spaces associated with the planned development, coupled with the high likelihood the car park will become an uncontrolled overflow parking for the residents and their visitors parking, may force the Moriarty Group in the first time of their 34yr history to consider controlling the car park. This will only hurt the local community.

Health and Safety

The development creates a significant **health and safety** risk by proposing cars exiting the residents car park should drive the wrong way down a 1 way lane. This creates significant road safety concerns.

As shown in Fig 4.0 within this report the exit from the proposed residents car park relies on access through an area under control of the Moriarty Group. The Moriarty Group were not consulted by the developer about this proposed access route.

The vehicle tracking appears to use an inaccurate back ground which renders the exercise of no value to the planners. Refer to fig 4.1 which demonstrate the significant discrepancies between the back ground they assumed in their desktop exercise vs the actual car park layout. The developer failed to address basic rules of the road in preparing their application. This creates significant road safety concerns.

Undeliverable Application

A key planning condition as set out on decision order No. 0568 are described below.

Car Parking.

(a) Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority a management plan detailing how the car parking area within the red line on the western side of Kennelsfort Road Upper will be managed in conjunction with the development. This plan shall include how the car parking spaces will be delineated from the adjacent car parking spaces. It should be ensured that these car parking spaces are designated for the development and remain available for the users/residents of the development.

(b) Prior to the occupation of the development the applicant/developer shall submit for the written agreement of the Planning Authority documentation and drawings showing the works that has been carried out as per the management plan, to delineate the car parking spaces.

(c) The location of these car parking spaces may be amended subject to planning permission.

REASON: To ensure sufficient car parking provision for the development

Our client supports the inclusion of this condition on the grant of planning. Our client would like to draw attention to the planners the Moriarty Group do not support the access and egress routes through the privately controlled lands of the shopping centre. We cannot see how the applicant can discharge this condition. Thus the planning application is undeliverable.

The management plan for the car park is likely to rely on a new entrance and exit point which will be a significant deviation from the current planning application, making the current approval is not viable. This would constitute a material change to the development and would necessitate a revised planning application.

Blocking of Existing Service Entrance

Car Park space No 10 will blocks rear service access route and disrupt the operations of the shopping centre. This is illustrated on fig 4.4 within this report. The developer made no attempt to contact our client to advise the development will block this existing entrance.

The developer has made no attempt to understand the servicing strategy for the shopping centre.

The developer has made no attempt to understand this exit has been used daily as part of the waste management strategy

The developer has made no attempt to understand the emergency services access and egress strategy.

The loss of this access is unauthorised and has significant consequences to the safe management and operation of the shopping facility.

2 Introduction and Site Description

We, Tent Engineering are instructed by our Client, Luke Moriarty, Managing Director of Moriarty Group, owner of Supervalu Palmerstown, who's existing car park will be significantly impacted as a result of the proposed planning application register reference SD21A/0271.

The purpose of this report is to express significant failings to the planing application with respect to traffic and transport which we feel make the scheme fundamental flawed and ultimately undeliverable.

Tent Engineer is currently retained by the Moriarty Group to optimise the existing car park to improve efficiency, layouts and help improve customers experience.

Where relevant details of this study are presented within this report to further demonstrate the fundamental failings with the planning application.

Fig 2.0 outlines the current land use for the shopping centre and car park.

The planning application as granted cannot be delivered in its current form for reasons set out in this technical document.

Fig 2.0 - Site location and land use



3 Role of the car park in the community.

The Moriarty Group have supported the local community since 1988 with unrestricted parking on their 330 spaces.

Palmerstown Burial ground is located less than 100m from the shopping centre car park.

The shopping centre car park has indirectly supported countless funerals throughout years despite the strain it can have on their own parking facilities.

The managing director of the Moriarty Group is known to frequently act as traffic marshal on the busy Kennelsfort Road Upper road during particularly large funerals.

Across from the car park entrance there is a GP practice and dentist with insufficient parking for their patients who also frequently avail of the uncontrolled parking. The Moriarty group are currently working closely with this business owner to find a permanent solution which involves them taking a large space in the shopping facility for a medical centre. construction starts in September.

The Moriarty Group have invested in excess of €300k in recent years to ensure the car park and public lighting is of the highest quality.

The existing car-park is over utilised and loss of parking will be detrimental to the existing business.

The direct loss of parking spaces associated with the planned development, coupled with the high likely hood the car park will become an overflow parking for the residents and resident's visitors the Moriarty group in the first time of their 34yr history on the site may need to consider controlling the car park. This will only hurt the local community.

Tent Engineering have been engaged by Moriarty group to investigate optimisations that exist that may help improve parking numbers, thus helping to avoid creating a barrier entry system. As part of this study Tent Engineering have witnessed significant traffic congestion along Kennelsfort Road Upper.

Fig 3.0 - Site proximity to medical use and burial ground with existing parking deficiencies



4 Failings of the proposed car parking

The development creates a significant **health and safety** risk by proposing cars exiting the residents car park should drive the wrong way down a 1 way lane. This creates significant road safety concerns.

The planning file details additional information requested in relation to access for car parking facilities via the existing shopping centre.

"2(5): A revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e Autotracking 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"

Drawing NRB-RFI-004 indicates Autotracking of a large saloon car accessing the parking facilities within the shopping centre.

As shown in Fig 4.0 within this report the exit from the proposed residents car park relies on access through an area under control of the Moriarty Group. The Moriarty Group were not consulted by the developer about this proposed access route.

The vehicle tracking appears to use an inaccurate back ground which renders the exercise of no value to the planners. Refer to fig 4.1 which demonstrate the significant discrepancies between the back ground they assumed in their desktop exercise versus the actual car park layout. The developer failed to address basic rules of the road in preparing their application. This creates significant road safety concerns.

In the event the Moriarty Group allowed the residents to exit through their property the car park would require a resurface and re-planning to observe fundamental health and safety requirements.

As noted in section 3, the Moriarty Group have invested in excess of €300,000 maintaining the quality of the car park with no contribution from the applicant who now proposes to cordon off spaces. The Moriarty Group have no appetite to re-plan to car park to accommodate this unauthorised proposed entrance.

Fig 4.0 - Planned unauthorised exit route through lands controlled by Moriarty Group

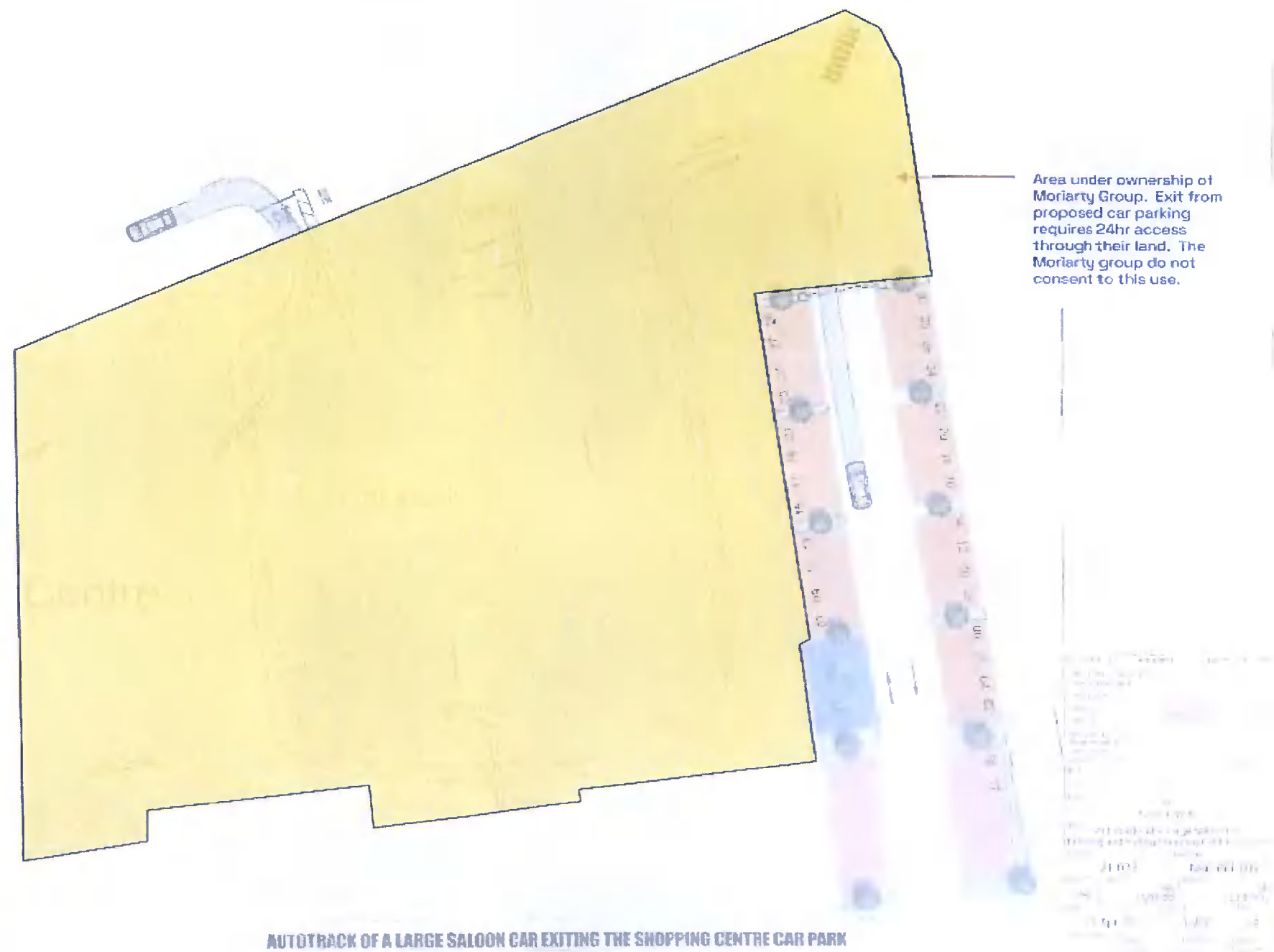
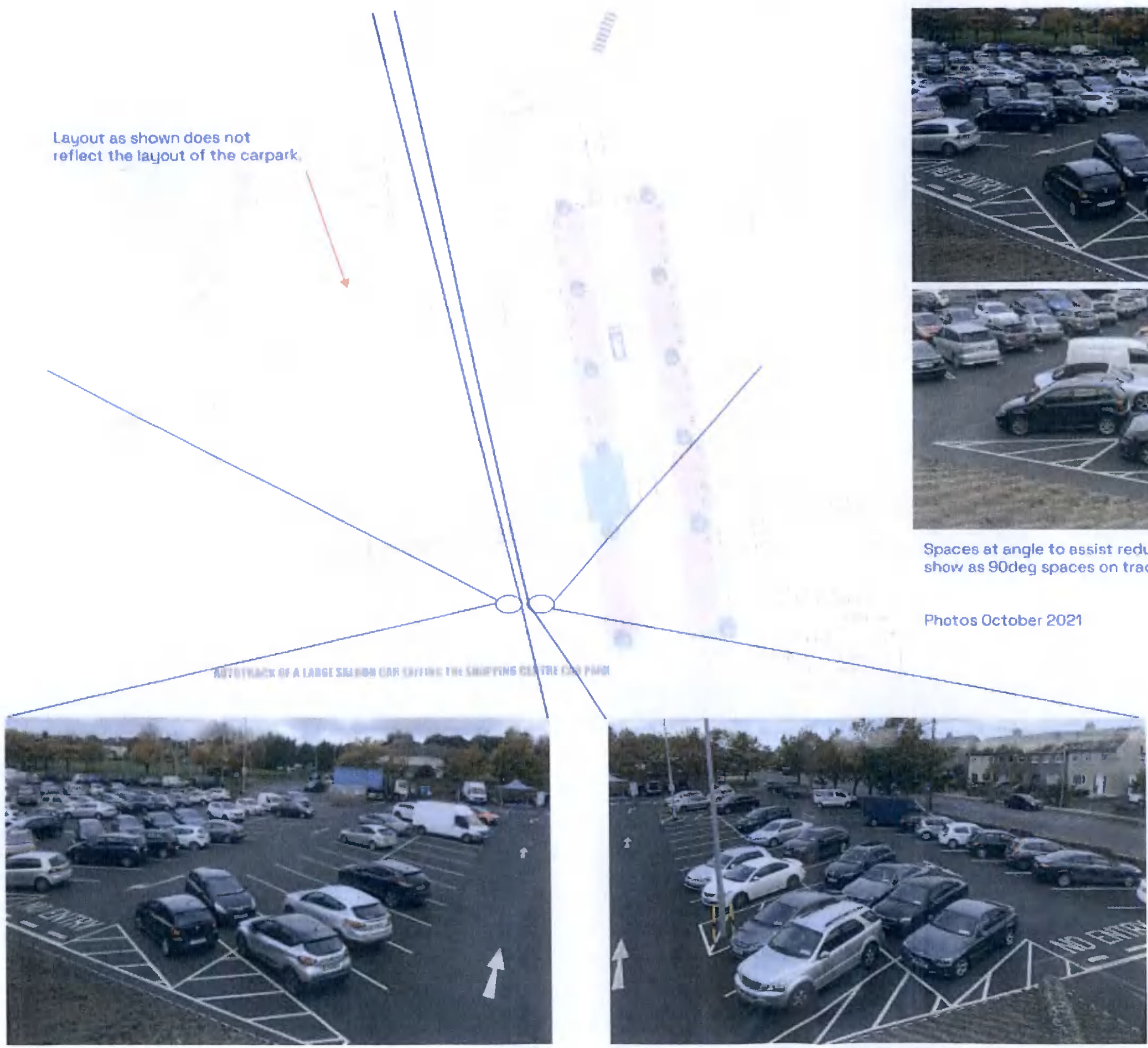


Fig 4.1 - Inaccurate background used at FI stage by developer. Cars expected to travel wrong way down one-way system leading to a traffic hazard



Spaces at angle to assist reduced aisle width show as 90deg spaces on tracking plan.

Photos October 2021



Tracking assumes the cars can exit by going the wrong way on a 1 way route. In the event the Moriarty Group allowed the residents to exit through their property the carpark would require a resurface and re-planning to observe fundamental health and safety requirements



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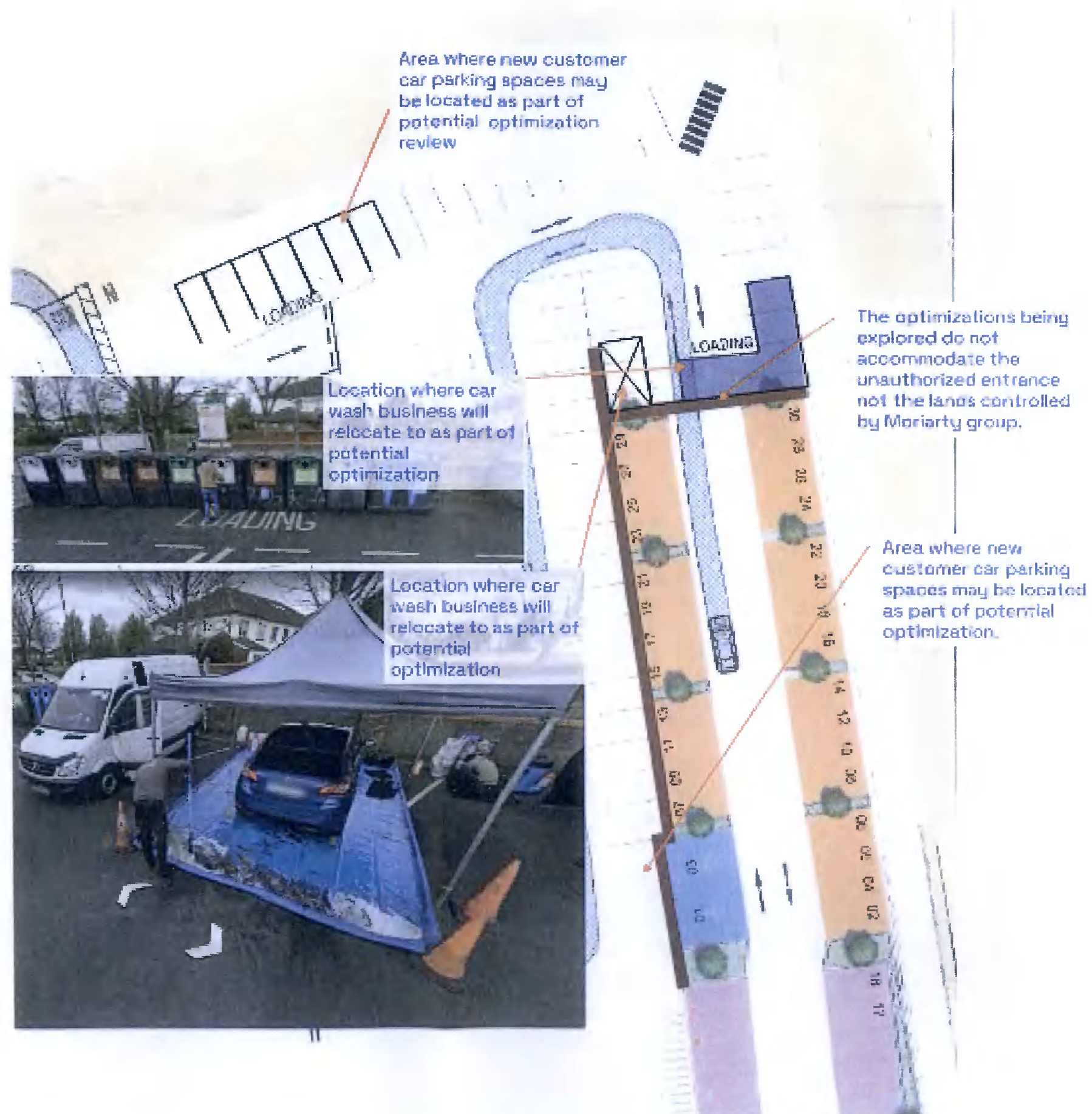
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Fig 4.2 - Future layout options being explored by the Moriarty Group which to not accommodate the access and egress



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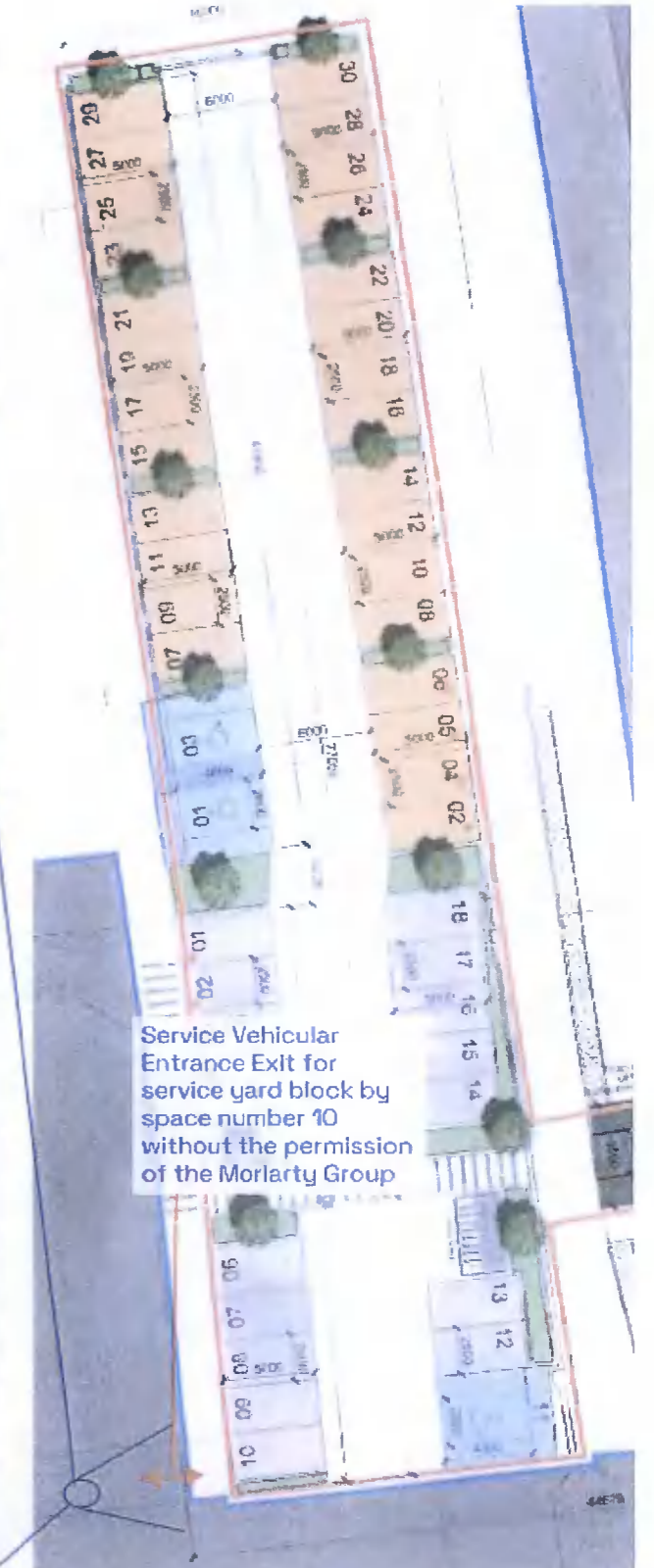
The developer has made no attempt to understand the emergency services access and egress strategy.

The loss of this access is unauthorised and has significant consequences to the safe management and operation of the shopping facility.

The Moriarty Group have a legitimate expectation to continue to use this access point.

Maintaining this entrance will result in loss of car parking spaces for the proposed development.

Fig 4.3 - Existing access in daily use since 1988 is being blocked by the development in an unauthorised manner



5 Conclusion

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