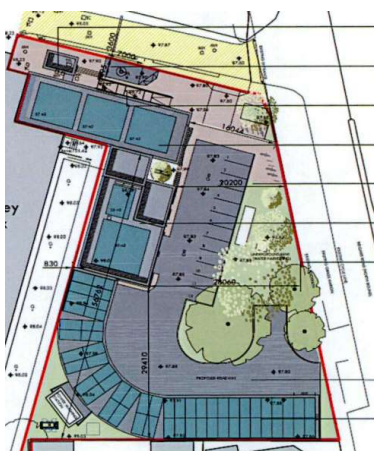


Register Reference: SD22A/0424 **Date:** 21-Nov-2022
Development: Refurbishment and extension of the existing 3 storey building and a Change of Use of the existing building and site from a vacant addiction service facility to a National Ambulance facility. Demolition of a staircase and boiler room (40sq.m) and the removal of an external stair-core, entrance ramp and steps to the north of the building; and the provision of lateral and vertical extensions at ground, first and second floor levels principally comprising a single storey, two-bay ambulance garage, increasing the gross floor area of the building from 943sq.m to 1,420sq.m; the rationalisation of floor space in the existing building; the provision of an external canopy to shelter 14 No. emergency vehicles; the provision of a power washing station towards the south-western corner of the site; ancillary staff car-parking; cycle parking; revised elevational treatments; boundary treatments; hard and soft landscaping; and all associated works above and below ground.

Location: SD22A0424 - Glen Abbey Complex, Belgard Road, Dublin 24

Applicant: Health Service Executive
App. Type: Permission
Planning Officer: AOIFE O'CONNOR MASSINGHAM
Date Recd: 09-Nov-2022
Decision Due Date: 13-Jan-2023

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:

- provision of lateral and vertical extensions at ground, first and second floor levels principally comprising a single storey, **two-bay ambulance garage**, increasing the gross floor area of the building from 943sq.m to 1, 420sq.m; the rationalisation of floor space in the existing building
- **the provision of an external canopy to shelter 14 No. emergency vehicles**
- the provision of a **power washing station** towards the south-western corner of the site
- **ancillary staff car-parking**
- **cycle parking**

Access & Roads Layout:

Layout drawing does not clearly display an access/egress. CG(3D) imagery shows a fence line traversing the existing entrance area. During initial assessment it has not been possible to understand where the vehicular entrance might be.

Applicant to submit a revised layout which clearly indicates where the vehicular access point is proposed.

Entrance detail must identify:

- whether there are any changes to the existing arrangement
- all relevant dimensions (entrance width)
- details of gate (sliding, automated, additional pedestrian gate?, etc)
- any shared surfaces
- road markings and signage
- visibility splays

The access to a number of ambulance spaces on the southern end of the site is not adequate. Applicant must submit a revised layout which shows safe access to all spaces, accompanied by AutoTRAK analysis displaying how turning manoeuvres can be carried out safely (Minimum reversing clearance behind perpendicular parking spaces must be proportional to vehicle size).

Car parking:

Staff parking must be based on staff numbers/driver numbers – a rationale explaining the reasoning for the proposed number of spaces is required.

Two-bay ambulance garage:

Applicant must submit a layout showing the proposed garage and AutoTRAK showing safe access/egress.

Roads recommend that additional information be requested from the applicant:

1. Applicant to submit a revised layout which clearly indicates where the vehicular access point is proposed.

Entrance detail must identify:

- whether there are any changes to the existing arrangement
 - all relevant dimensions (entrance width)
 - details of any gates (sliding, automated, additional pedestrian gate?, etc)
 - any shared surfaces
 - road markings and signage
 - visibility splays
2. Applicant must submit a revised layout which shows safe access to all ambulance spaces, accompanied by AutoTRAK analysis displaying how turning manoeuvres can be carried out safely to all spaces (Minimum reversing clearance behind perpendicular parking spaces must be proportional to vehicle size).
 3. Applicant to submit a rationale explaining the reasoning for the proposed number of staff parking spaces (based on number of staff/drivers).
 4. Applicant must submit a revised layout showing in greater detail the proposed two-bay ambulance garage with AutoTRAK analysis showing safe access/egress.

Should the permission be granted, the following conditions are suggested:

1. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
2. Any gates shall open inwards and not outwards over the public domain.
3. If applicable, the entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.
4. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.
5. Prior to commencement of development, the applicant shall submit a developed Construction Waste & Demolition Management Plan for the written agreement of the Planning Authority.
6. Prior to commencement a Public Lighting Design for the development must be submitted and agreed by the Public Lighting team of SDCC.
7. Any road markings or signage proposed shall comply the Traffic Signs Manual.