

Roads Department – Planning Report

Register Reference: SD22A/0292 **Date:** 25-Jul-2022
Development: Construction of additional floor area of 192.43sqm to existing warehouse and office building of 1658.44sqm, alterations to layout of 152.11sqm of existing warehouse and alterations to existing parking layout to accommodate disabled parking. New first floor of 169.75sqm internally in existing warehouse, internal alterations at ground level, 2 storey extension to southern elevation of existing warehouse to accommodate new entrance lobby and all associated site works.
Location: Healy Chemicals Ireland Ltd, HCL House, Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24
Applicant: Healy Chemicals Ireland Ltd.
App. Type: Permission
Planning Officer: COLM MAGUIRE
Date Recd: 30-Jun-2022
Decision Due Date: 24-Aug-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:

Construction of additional floor area of 192.43sqm to existing warehouse and office building of 1658.44sqm, alterations to layout of 152.11sqm of existing warehouse and alterations to existing parking layout to accommodate disabled parking. New first floor of 169.75sqm internally in existing warehouse, internal alterations at ground level, 2 storey extension to southern elevation of existing warehouse to accommodate new entrance lobby and all associated site works.

Roads Related Additional Information Requested by SDCC & Response by Applicant:

Note that the applicant's response is in RED

Signed: *Tony Mangan* Tony
Mangan

09/01/23

Endorsed:

DATE

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I. The information submitted with the application does not provide enough detail with regards to movements of pedestrians around the car park and the provision of bicycle parking, therefore the application is requested to provide the following:

a) A revised layout not less than 1:200 scale showing the car parking, bicycle parking and pedestrian routes within the development. Please refer to Table 12.23: Minimum Bicycle Parking Rates- SDCC County Development Plan 2022-2028. See Diamond Architects revised proposed Site Layout Plan and proposed Ground Floor Plan, Dwg. No. 21-300-10C. We enclose six copies of the revised proposed floor plans. See the enclosed Diamond Architects drawing issue sheet.

i. The minimum width of footpaths shall be 1.8m wide to aid mobility impaired users. Footpaths are noted as 1.8m wide and will be dish as required to accommodate part M access.

ii. All external bicycle parking spaces shall be covered. 8 bicycle spaces are required. One short term and 7 long term. They will be housed in a 4.8m x 3.5m covered bicycle shed to comply with Table 12.23: Minimum Bicycle Parking Rates- SDCC County Development Plan 2022-2028.

iii. Footpath layout shall provide adequate connectivity around the development and to footpaths on the main road.

b) Provide 5% of vehicular parking spaces for mobility impaired users, and 20% vehicular parking spaces to be equipped with electrical charging points, REASON: In the interest of sustainable transport. A total of 4 x Electric Vehicles charging points are required. One of these is for the designated parking space. One disabled parking space is provided as required.

Roads Department Assessment:

SDCC Roads Department is satisfied with the applicant's submission on 1 (i), 1 (ii) and 1 (iii)

Signed: *Tony Mangan* Tony
Mangan

09/01/23

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