

Register Reference: SD22A/0357ai **Date:** 07-Oct-2022
Development: The proposed development comprises amendments to a Strategic Housing Development scheme permitted under ABP Ref. ABP-308088-20. consisting of modifications to the previously permitted development (ABP Ref. ABP- 308088-20), comprising: replacement of 2 one bedroom unit with 1 two bedroom unit and an entrance lobby / concierge at ground floor level within permitted Block C; replacement of 3 three bedroom units with 3 two bedroom units and additional residential amenity spaces at first, third and fifth floor levels within permitted Block C; replacement of 2 two bedroom units with 2 one bedroom units and additional residential amenity spaces at ground and third floor levels within permitted Block D; and the provision of an enlarged stretcher lift through all floor levels of permitted Blocks C and D. The total number of residential units proposed will decrease from 224 to 223 as a result of the proposed amendments; The proposed development will also consist of: amendments to the permitted car parking areas at basement levels resulting in a total loss of 29 car parking spaces (151 car parking spaces are provided in total at basement level); the provision of c. 275sq.m of residential amenity space (incl. reception, office, staff amenities, multi-purpose spaces, meeting rooms and lobbies) at basement level of permitted Block C and D; minor elevation amendments to permitted Block D; the provision of a new external stair well to the eastern elevation of permitted Block D providing access from the ground floor level to the basement level; reduction of the roofed area above the basement ramp of permitted Block A and B; the provision of sprinkler tank rooms, landlord plants, comms room and attenuation tanks at basement level of permitted Blocks A, B, C and D; the provision of PV solar panel at all roof levels; amendments to hard and soft landscaping areas; and all associated site excavation and development works above and below ground.

Location: Gartars Lane, Saggart, Co. Dublin
Applicant: Cape Wrath ULC
App. Type: Permission
Planning Officer: COLM MAGUIRE
Date Recd: 12-Sep-2022
Decision Due Date: 07-Nov-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.

Signed: Graham Murphy *Graham Murphy* 18/01/2023

Endorsed: _____ DATE

Description

The proposed development will also consist of amendments to the permitted car parking areas at basement levels resulting in a total loss of 29 car parking spaces (151 car parking spaces are provided in total at basement level).

Additional Information Requested by SDCC:

1. The applicant is requested to carry out a traffic and transport assessment to determine if the development will have an impact on the surrounding road network, if the development traffic flow exceeds the 5% threshold, then a junction analysis of the nearest junctions is required.

Applicant Submitted Response in Additional Information:

4.11 The analysis undertaken, with the committed proposed development and the subject development in place, confirms that there is more than adequate capacity in the existing and proposed junctions to accommodate the worst case traffic projections without any concerns arising in terms of traffic congestion or indeed Traffic Safety.

Table 4.1; - Threshold Assessment of Junction Impact - TII Guidelines

Relevant Junction	AM Peak (%)	PM Peak (%)	Comment
Bianconi Ave/Garter Lane	1.9%	2.1%	Sub 5% Threshold - No Assessment Req'd
Fortunestown Lane/Garter Ave	0.3%	0.3%	Sub 5% Threshold - No Assessment Req'd
Fortunestown Lane/City West Ave	3.8%	4.0%	Sub 5% Threshold - No Assessment Req'd
Development Vehicular Access	NA	NA	Junction Assessed for Completeness

Roads Department Assessment:

The impact assessment carried out in December 2022 demonstrated no impact greater than 5% for the development access junction. Roads are satisfied with the response.

Signed: Graham Murphy *Graham Murphy* 18/01/2023

Endorsed: _____ DATE

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

1. A right turning Lane shall be constructed on Garters Lane into the development at the main vehicular access point.
2. The proposed junction radii need to be 6.0m off the main link street to aid bin lorry and fire tender access.
3. There shall be a dedicated cycle lane along the western boundary of the proposed development which complies with the National Cycling Manual.
4. The proposed development shall make provision for the charging of electric vehicles. A total of 100% of the apartment car parking spaces must be provided with electrical ducting and termination points to allow for the provision of future charging points, and 10% of the apartment 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. REASON: In the interest of sustainable transport.
5. Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority
6. Prior to commencement of development, the applicant shall submit the Construction Traffic Management Plan for the written agreement of the Planning Authority.
7. SDCC reserve the right to request the applicant to install traffic calming at the applicant's expense at locations to be agreed until such time as the roads is taken in charge. In the interests of traffic safety.
8. The items to be Taken in Charge shall be as per drawing PA-003. All items for Taking in Charge shall be constructed to SDCC Taking in Charge Standards.

Signed: Graham Murphy *Graham Murphy* 18/01/2023

Endorsed: _____ DATE