

## Roads Department – Planning Report

**Register Reference:** SD22A/0463 **Date:** 20-Jan-2023  
**Development:** Change of use of the existing building on site (comprising 763sq.m gross floor area) from office use to light industrial use (comprising the assembly of hampers and online orders at first floor area, digital device repair and refurbishment at second floor level with ancillary staff canteen and reception area at ground floor level); The development also includes the provision of a bicycle store (6 spaces) at ground / undercroft level, along with all ancillary works.  
**Location:** Knockmitten House, Knockmitten Lane, Western Industrial Estate, Dublin 12  
**Applicant:** Mashup Property Limited  
**App. Type:** Permission  
**Planning Officer:** CAITLIN O'SHEA  
**Date Recd:** 20-Dec-2022  
**Decision Due Date:** 22-Feb-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

The change of use of an existing office building. The vehicle access and parking are to remain the same. An additional 6no. bicycle parking has been provided.

#### Car and Bicycle parking standards

The Development Plan provides maximum car parking standards for employment uses in Table 12.25. The requirements for Offices (Including Office Based Industry, Science and Technology Based Enterprise, Business Park) and Manufacturing is 1 no. car parking spaces per 75sq.m of floorspace.

The requirement for the current use and the proposed use are the same, and there are 25 existing car parking spaces which is above the Development Plan requirement, therefore no change in car parking provision is proposed, and the existing provision is considered adequate to provide for the proposed change of use.

The development plan provides minimum bicycle parking / storage rates in Table 12.23. The requirement for Offices (Including Office Based Industry, Science and Technology Based Enterprise, Business Park) and Manufacturing is 1 no. short term and 1 no. long term bicycle parking space per 200sq.m of floorspace which results in a minimum of 4 no. bicycle parking spaces. It is proposed to provide 6 no. bicycle parking spaces on site.

Figure 1 from applicant's letter.

Signed: Graham Murphy *Graham Murphy* 03/02/2023

Endorsed: \_\_\_\_\_ DATE

**No Roads objections subject to the following conditions:**

1. The applicant shall provide 5% of vehicular parking spaces for mobility impaired users.
2. EV charging shall be provided in all residential, mixed use and commercial developments and shall comprise a minimum of 20% of the total parking spaces provided.

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Signed: Graham Murphy *Graham Murphy* 03/02/2023

Endorsed: \_\_\_\_\_ DATE