

Land Use, Planning &
Transportation Department,
South Dublin County Council
County Hall
Tallaght
Dublin 24
D24 A3XC

24th February 2023

T-PR

PROJECT NO. B1041



RE: COMPLIANCE SUBMISSION FOR CONDITION 4 RELATING TO GRANT OF PLANNING FOR MINOR DEVELOPMENT AT 14, RIVERWALK BLOCK 2, CITYWEST BUSINESS CAMPUS, DUBLIN 24 (PLANNING REGISTER REFERENCE: SD22A/0296)

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Dear Sir/Madam,

OCSC are preparing this submission on behalf of the Applicant, Henley Bartra Emerald Ltd in response to Condition 4 of the Grant of permission for the proposed development which includes:

- a) the provision of a single storey canopy with metal fascia and column to the carpark elevation of Block 2 at the south office entrance;
- b) extension of existing paved area (57 sqm) at the south office entrance;
- c) the proposed canopy will accommodate an area of 2 sqm for signage to the front and side elevation of the canopy and;
- d) relocation of 3 no. car parking spaces

Condition 4 states:

“Secure Cycle Storage and Parking Facilities.

Prior to the commencement of development, the applicant/owner shall submit the following for the written agreement of the Planning Authority, a proposal for the provision of cycle parking facilities in the subject site to serve Block 2, in accordance with the minimum requirements for bicycle parking contained in Table 12.23 of the South Dublin County Development Plan 2022 - 2028.

All cycle storage facilities shall provide for:

- *Cycle security and frame locking in accordance with Garda advice or requirements and shelter or weather protection in accordance with Council requirements, and*
- *Construction with durable materials, suitably finished, ventilated and*
- *Maintenance of all cycle storage facilities in good condition in perpetuity.”*

It is noted that the proposed works relate to an existing commercial development constructed under a separate and previous grant of planning and which has been in operation for a notable period of time.



Civil | Structural | Mechanical | Electrical | Sustainability | Environmental

O'Connor Sutton Cronin & Associates Limited – Registered in Ireland No. 138329

Directors: Martin McGrath (Group MD) | James Barrett (Company Secretary) | Patrick Field | Paul Healy | Brian Heron | Anthony Horan |

Brian Madden | John Millar | Brian O'Rourke | Andrew O'Brien | Michael O'Reilly

Associate Directors: Shaun Doody | Eddie Lyons | Paul McSteen

Associates: Derek Connolly | Ian Crehan | Andrew Cross | Cathal Crowe | Paul Devine | Seamus Doyle | Mark Hogan | Mark Kilian |

Vernon McAllorum | John McGill | Niall McMenamin | Gavin Mullins | Patrick Raggett | Colin Wilson

The works approved under this planning application to which the condition relates are aesthetic in nature and have no impact on building population nor accessibility.

The development currently has a number of sheltered and secure bicycle parking areas spread across the wider site as indicated below.

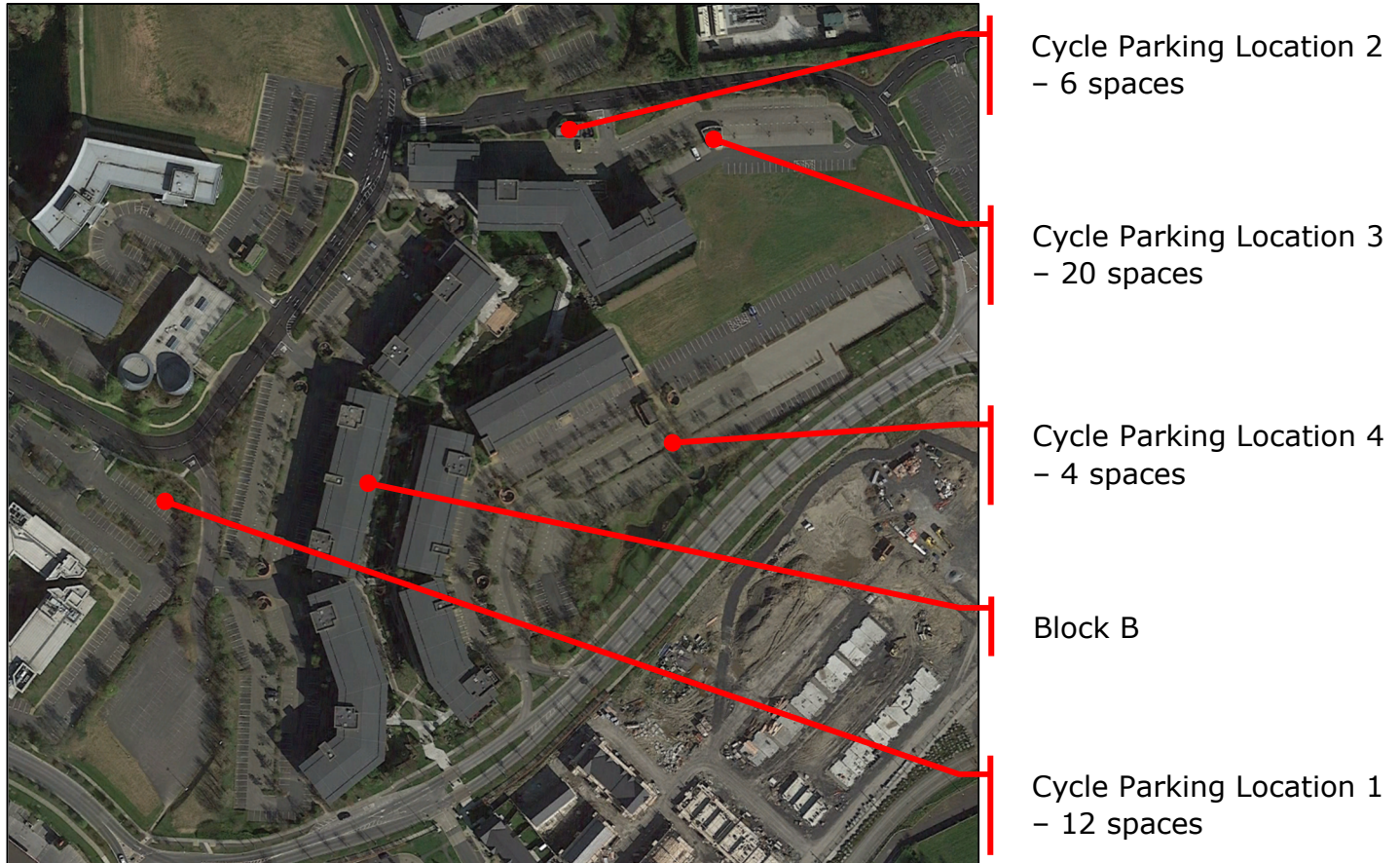


Figure 1: Cycle Parking Numbers & Location



Figure 2: Secure & Sheltered Cycle Parking Facilities

The cycle parking facilities are provided as part of the ongoing Mobility Management measures in place at the development. This also includes continual monitoring of the cycle parking usage and ongoing liaison with tenants to ensure there is no shortfall in cycle parking provision and that demand is continually met.

A copy of the occupancy surveys for 2022 is appended to this submission to give an indication of the existing demand relative to supply. Interrogation of this data indicates that there is ample supply at present to meet demand with typically 1 – 4 spaces required at each location currently. This is summarised in the table below which highlights peak demand at any given time over a 1 month period.

Survey Period	Cycle Parking Location 1	Cycle Parking Location 2	Cycle Parking Location 3	Cycle Parking Location 4
January 2022	4	4	4	3
February 2022	4	4	3	2
March 2022	3	3	4	3
April 2022	3	3	4	2
May 2022	4	4	4	2
June 2022	4	3	4	2
July 2022	3	3	4	2
August 2022	3	3	4	2
September 2022	3	3	4	2
October 2022	3	3	4	3
November 2022	3	2	2	2
December 2022	2	2	2	2

Table 1: Surveyed Peak Cycle Parking Demand at Existing Facilities

The above is considered to result from the highly accessible nature of the site with the Luas Red Line Citywest Campus Stop located approximately 350m walk away. There are also a number of bus routes serving the local area with Dublin Bus Routes 65B, 77a & 77x and Go Ahead Route 175 all stopping on the N82, less than 300m walk away. This makes travel by public transport a convenient and popular option for workers at the development.

Notwithstanding this, a commitment is given to continue this engagement and management process and where demand is identified, increase the cycle parking provision at the development to meet same.

We trust the above and appended is sufficient to discharge this condition in full, however, should you have any further queries please do not hesitate to contact the undersigned.

Yours sincerely



Patrick Raggett
Chartered Engineer
Associate
For O'Connor Sutton Cronin

Enc. Cycle Parking Survey Data