

Roads Department – Planning Report

Register Reference: SD22A/0391 AI
Development: Two storey extension to rear of existing building to accommodate additional vehicle service bays on the ground floor and additional office space and ancillary accommodation on the first floor.
Location: SD22A0391 AI - M50 Business Park, Ballymount Industrial Estate, Dublin 12
Applicant: Pilsen Auto Ltd
App. Type: Permission
Planning Officer: CAITLIN O'SHEA
Date Received: 08-Mar-2023
Decision Due: 04-Apr-2023

Additional Information Requested by SDCC:

2. (a) The car parking spaces on the existing and proposed site layout plan drawings do not appear to match the car parking figures stated on these drawings. The applicant is requested to submit revised drawings and information clearly identifying the number of existing and proposed car parking spaces and how these are broken down in relation to customer, staff and operational uses.
- (b) Only 3 no. bicycle parking spaces are proposed. The applicant is requested to submit a revised layout showing additional bicycle spaces as per Table 12.23 of the South Dublin County Development Plan 2022-2028. To be accompanied by a rationale explaining the calculations used. The applicant should consider providing some internal bicycle store. External bicycle store should be covered.

Applicant Submitted Response (a):

CAR PARKING:

SHOWROOM	
CUSTOMER PARKING -	5 SPACES
DISABLED PARKING -	2 SPACES
DEMONSTRATION MODELS.	3 SPACES
STAFF PARKING -	5 SPACES
USED CAR DISPLAY -	27 SPACES

EV PARKING

	2 SPACES
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WORKSHOP

STAFF PARKING	7 SPACES
WORKSHOP	26 SPACES

PROPOSED FIRST FLOOR OFFICES

PARKING SPACES	
1 SPACE PER 50 SQMTS @	5 SPACES
DISABLED PARKING	1 SPACE

BIKE PARKING

	7 SPACES
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Roads Department Assessment:

Revised drawing is acceptable and parking figures on drawing correlate to figures in table.

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No Roads objections subject to the following conditions:

1. Prior to commencement, applicant to submit details of bicycle parking shelter in line with 'National Cycle Manual'.

Signed: P. McGillicuddy 29/03/2023

Endorsed: G. Murphy 21/03/2023