

Reddy Architecture + Urbanism
Douglas Business Centre
Carrigaline Road
Douglas
Co.Cork

Date : 04-Apr-2023

Reg. Ref. : SD22A/0335/C2
Proposal : Modifications to the Primary Healthcare Centre as permitted under Reg. SD11A/0135 (An Bord Pleanála Ref. PL06S.239890) and SD20A/0054 comprising of relocation of existing bus shelter on Boot Road (Bus Stop No. 3465) by c.75m northwards and construction of a new stainless steel and glass bus shelter including a double-sized internally illuminated advertising panel; Construction of an external stair core from the basement car park to surface level with associated changes to car parking layout.
Condition 2; Pedestrian Crossing
Prior to the commencement of development the following details shall be submitted to the Planning Authority for written agreement:
a) Drawings showing a painted crossing point to the building entrance shall be provided to indicate to cars that pedestrians may cross at this location and such agreed details shall be implemented on site by the applicant within one month of agreement by the Planning Authority.
This is required because the stair core opens out onto the surface level car park and there is a
Location : Site at Boot Road / Convent Road, Fonthill Road and St. John's Road, Clondalkin, Dublin 22
Applicant : Valley Healthcare Fund
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 15-Feb-2023 to comply with Condition No 2 of Grant of Permission No. SD22A/0335, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **partially** compliant.

Comments:

“Condition No. 2 states:

Pedestrian Crossing

Prior to the commencement of development the following details shall be submitted to the Planning Authority for written agreement:

- a) *Drawings showing a painted crossing point to the building entrance shall be provided to indicate to cars that pedestrians may cross at this location and such agreed details shall be implemented on site by the applicant within one month of agreement by the Planning Authority.*

This is required because the stair core opens out onto the surface level car park and there is a lack of dedicated pedestrian infrastructure here and the door would be hidden from view from cars driving into the car park.

Reason: To ensure pedestrian safety.

Documents provided by Applicant:

The Applicant has provided the following information to demonstrate compliance with Condition No. 2:

- Cover Letter, prepared by reddy architecture + urbanism
- *Planning Site Plan*, drawing, prepared by reddy architecture + urbanism

Assessment:

The drawing provided shows a painted pedestrian crossing from the building entrance. The Roads Department have reviewed the submission and have stated they agree the compliance.

Condition 2 requires ‘*such agreed details shall **be implemented on site by the applicant within one month of agreement by the Planning Authority***’ [emphasis added]. In this regard, it is not considered that the condition can be fully discharged until the applicant has demonstrated that the pedestrian crossing has been implemented. Photographs of same should be submitted within one month demonstrating that the pedestrian crossing has been implemented.

On the basis of the above, the submission is considered to be **partially compliant**. “

Yours faithfully,

M.C.

for **Senior Planner**