

**Laura Brock,
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Date : 20-Apr-2023

Reg. Ref. : SD22A/0296/C4
Proposal : Permission is sought for development comprising 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. 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.

Location : Lands at 14, Riverwalk Block 2, Citywest Business Campus, Dublin 24
Applicant : Henley Bartra Emerald Ltd
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 08-Mar-2023 to comply with Condition No 4 of Grant of Permission No. SD22A/0296, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

“Compliance submission:

The applicant has submitted a cover letter/ report as part of this compliance.

Planner’s response:

The Roads Department have reviewed the information and concluded the following;

‘Assessment of Compliance Submission for Compliance with Condition:

The compliance submission has failed to address what was requested. It has instead highlighted cycling facilities in adjacent sites.

Recommendation:

Do not Agree Compliance Submission.

Reason: The compliance submission has failed to address what was requested.’

In regard to the above assessment, it is considered premature for the Planning Authority to agree the subject compliance submission until this is satisfactorily addressed.

Conclusion

The submission **is not in compliance** with Condition 4. “

Yours faithfully,

M.C.

for Senior Planner