

12 April 2023
21-064/ER

South Dublin County Council
c/o Thornton O'Connor Town Planning
No. 1 Kilmacud Road Upper
Dundrum
Dublin 14

Sent by Email Only

Dear Sir/Madam,

**(SDCC REF SD22A/0424) – HSE NATIONAL AMBULANCE BASE
REQUEST FOR FURTHER INFORMATION – ITEM #2**

We include below an extract from the Further Information Request received in connection with the above application, regarding Transportation/Roads & Access issues and we set out thereafter our response to each item in turn (to be read in conjunction with the attached drawings).

2. Roads and Access

The applicant is requested to submit the following:

- a. A revised layout which clearly indicates where the vehicular access point is proposed. Entrance detail must identify:
 - i. whether there are any changes to the existing arrangement
 - ii. all relevant dimensions (entrance width)
 - iii. details of any gates (sliding, automated, additional pedestrian gate?, etc)
 - iv. any shared surfaces
 - v. road markings and signage
 - vi. visibility splays
- b. A revised layout which shows safe access to all ambulance spaces, accompanied by AutoTRAK analysis displaying how turning manoeuvres can be carried out safely to all spaces (Minimum reversing clearance behind perpendicular parking spaces must be proportional to vehicle size).
- c. A rationale explaining the reasoning for the proposed number of staff parking spaces (based on number of staff/drivers), with reference to the maximum parking rates allowable per Chapter 12 of the Development Plan.
- d. A revised layout showing in greater detail the proposed two-bay ambulance garage with AutoTRAK analysis showing safe access/egress.



Figure 1 – Extract SDCC RFI Item#2

Items 2a(i) to 2a(vi)

See attached Drawings (NRB-RFI-001, NRB-RFI-002 & NRB-RFI-003) which address these items.

Items 2b

See attached swept path (AutoTRACK) Drawings (NRB-RFI-004 and NRB-RFI-005) which illustrate tracking of an Ambulance at various (most onerous) bays confirming that there is more than ample reversing/manoeuvring space to provide safe manoeuvrability.

Items 2c – Parking Rationale

In terms of **Bicycle Parking**, the SDCC Development Plan sets out the requirements within Table 12.23 of the Development Management Guidelines, however there is no recommended guidance for a facility of this very specific nature. The relevant extract setting out the requirement for **Medical Uses** from Table 12.23 is included below as **Figure 2** for ease of reference.

Category	Land-Use	Long Term	Short Stay
Medical	Clinics and Group Practices	1 per 5 staff	0.5 per consulting room
	Hospital	1 per 5 staff	1 per 10 beds

Figure 2 – Extract SDCC Development Plan Table 12.23

We originally applied the standard for 'Offices' to the 1,420m² facility (being a requirement for 1:200m² GFA), resulting in a required provision of a total of 7 no. bicycle parking spaces.

There are a total of 14 Ambulance Bays, however it is expected that generally 7-8 of the vehicles would be operational or in service at any one time (with 2 staff per ambulance).

If we apply the requirement for Medical Uses, with the SDCC Development Plan requiring 1 bicycle space for 5 Staff (with maximum anticipated 20 staff including Drivers & Admin on site at any one time) this would result in a requirement for 4 no. bicycle parking spaces.

There are a total of 12 spaces provided on site which by far exceeds the requirements of the SDCC Plan, whether the development is considered as 'Offices' or 'Medical Use'. If SDCC require additional parking over and above the provision, this can be provided as necessary.

In terms of **Car Parking**, the SDCC Development Plan sets out the requirements within Table 12.25 of the Development Management Guidelines, however, as with Bicycle Parking, there is no recommended guidance for a facility of this specific nature. The relevant extract setting out the requirement for **Medical Uses** from Table 12.25 is included below as **Figure 3** for ease of reference.

Category	Land-Use	Zone 1	Zone 2
Medical	Clinics and Group Practices	2 per consulting room	1.5 per consulting room
	Hospital	1 per 100 sq m GFA	1 per 150 sq m GFA

Figure 3 – Extract SDCC Development Plan Table

We do not believe it is entirely appropriate to apply normal 'Medical Uses' to this proposed Ambulance Base, however there are no other uses that might be considered as 'comparable'.

The Car Parking Section of the Development Plan (page 494) states:

“For any commercial use not specified within Table 12.25 the default parking rate will be calculated based on those of a comparable use and/or determined as part of a Transport and Traffic Assessment”.

As there are no other comparable uses in Table 12.25, we believe that an assessment from first principles based on maximum Staff Numbers would be more appropriate. In order to do so we need to base the assessment on a common-sense Engineering Judgement approach.

We are also conscious that this is intended as a **National Ambulance Base** and the application of reduced or restrictive car parking as a demand management measure may not be the appropriate strategy in circumstances where staff may need to attend in emergency circumstances and would be forced to use their cars in such circumstances.

If we assume a maximum staff number of 20, and allow for an overlap of 5 of these staff at shift change times, that would indicate a maximum staff number on site of 25 at the point of 'shift' overlap.

Applying a reasonable commuting car-occupancy rate of 2.0 (to account for drop-offs, car-share and also active travel modes), this results in a car parking requirement of 12-13 spaces.

A total of 13 parking spaces (including an accessible space) are provided as illustrated in the drawing extract included as **Figure 4** below.

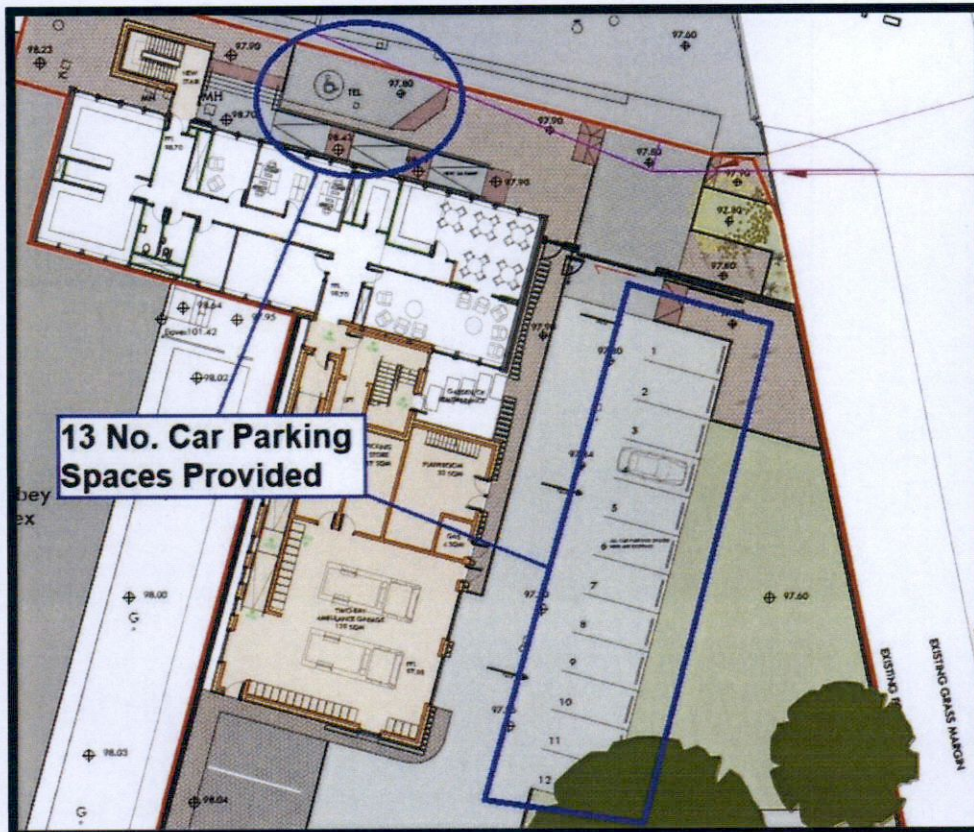


Figure 4 – Drawing Extract Showing Car Parking

Items 2d

See attached drawing NRB-RFI-006 showing the layout of the Garage and the associated TRACKING, which addresses this item.

Please do not hesitate to contact the undersigned if you have any queries in relation to this matter.

Yours sincerely,

Eoin Reynolds
Chartered Engineer
Director

Enclosures:
Drawings NRB-RFI-001, 002, 003, 004, 005 and 006.