



DBFL CONSULTING ENGINEERS

Registered Office
Ormond House
Upper Ormond Quay
Dublin 7 Ireland
D07 W704

+ 353 1 400 4000
info@dbfl.ie
www.dbfl.ie

Cork Office
14 South Mall
Cork Ireland
T12 CT91

+ 353 21 202 4538
info@dbfl.ie
www.dbfl.ie

Galway Office
Odeon House
7 Eyre Square
Galway Ireland
H91 YNC8

+353 91 335599
info@dbfl.ie
www.dbfl.ie

Waterford Office
Suite 8b The Atrium
Maritana Gate Canada Street
Waterford Ireland
X91 W028

+ 353 51 309 500
info@dbfl.ie
www.dbfl.ie

17 April 2023

210175-It-001B

Planning Department
South Dublin County Council
County Hall
Tallaght, Dublin 24
D24 A3XC

RE: 210175 - Permitted development incorporating the construction of 5 warehouse / logistics units (Units 1, 2 3, 4 and 6), 3 no. three storey own-door office buildings (Block 5A, 5B and SC), and a Café / restaurant unit (Unit 6), on a site at Calmount Road and Ballymount Avenue, Ballymount Industrial Estate, Dublin 12

Planning Reference SD22A/0099

Dear Sir / Madam

Planning permission was granted for the above development on 3rd of February 2023 subject to a total of 25 conditions. This letter specifically considers condition no. 2(b) and condition no. 3 and should be considered with the accompanying DBFL drawing 210175-DBFL-TR-SP-DR-C-1026.

Condition no. 2(b) stated:

2. Amendments

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-

(b) A temporary cycle track linking the proposed cycle track on the eastern arm of Calmount Road to the existing cycle track on the northern arm of Ballymount Avenue. This section of cycle track should be designed and built to National Cycle Manual standards. On commencement of the Bus Connects junction upgrade, the cycle track shall be re-aligned to the NTA design and landscaped where necessary.

In response to the above planning condition the design and extent of the permitted off-site infrastructure enhancement works adjoining the Calmount Rd / Ballymount Ave junction have been revisited. The subsequent amended proposals which seek to provide the requested temporary cycle track are illustrated in DBFL drawing 210175-DBFL-TR-SP-DR-C-1026, which accompanies this submission; and in Figure 1 below which compares the amended design to that submitted at planning stage (Clarification of Further Information)..



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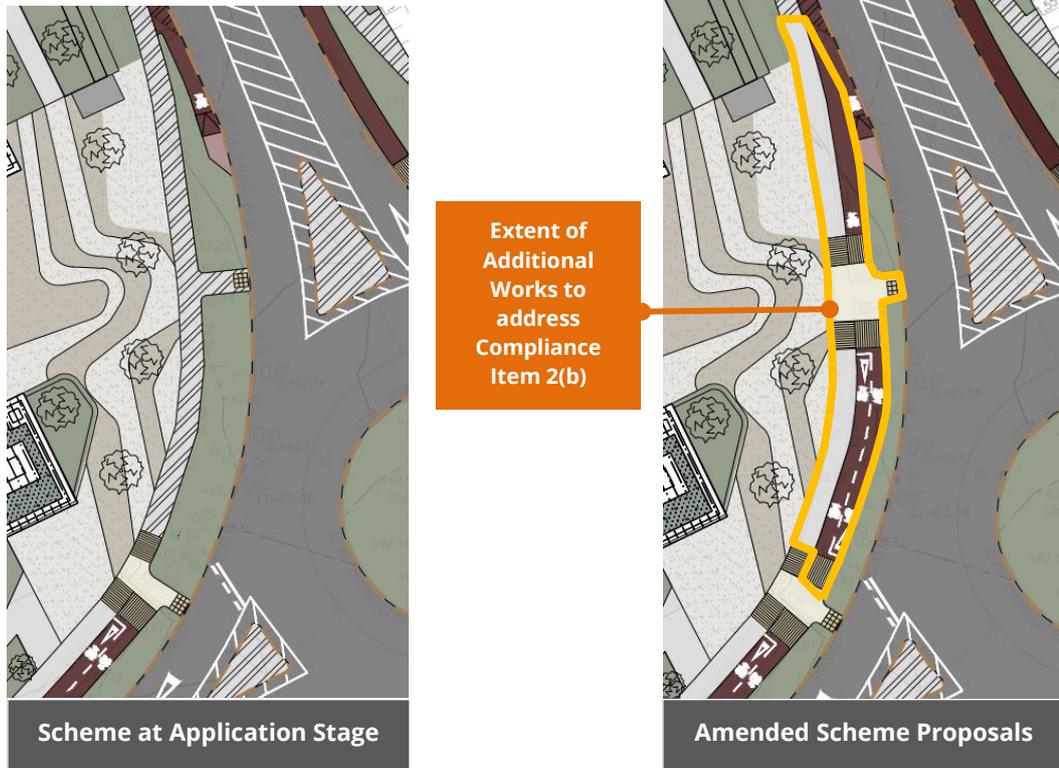


Figure 1 : Comparison of Off-Site Active Travel Infrastructure Works

We note that whilst the wording of Conditional No.2(b) refers to providing a temporary cycle track linking the “eastern” arm of Calmount we believe that this is an error and should refer to linking the ‘western’ arm of Calmount Road, which is relevant to the subject site, and to the existing cycle track on the northern arm of Ballymount Avenue.

In reference to Figure 2 below the amended off-site works include the following four key elements;

- **Area 1** – The permitted pedestrian / cycle shared area at the existing pedestrian crossing point of the roundabout junctions western arm (Calmount Rd) has been enlarged slightly and new tactile paving incorporated on its northern side.
- **Area 2** – Over a length of approximately 19m the existing footpath is replaced with a newly constructed 2.0m wide footpath and a new segregated 2.5m wide two-way cycle track (as per the specification permitted for the applications off-site two-way cycle track parallel to the subject sites southern boundary along Calmount Road) is provided within the existing verge area immediately adjacent the footpath.



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- **Area 3** – A new formal pedestrian / cycle shared area at the location of existing pedestrian crossing point at the location of the roundabout junctions northern arm (Ballymount Avenue) existing pedestrian crossing has been incorporated into the amended scheme design.
- **Area 4** – A segregated one-way cycle track over a length of circa 14m is incorporated into the amended design to facilitate northbound cyclists travelling between the permitted infrastructure works extended two-way cycle track (area 2 above) and the existing cycle track as located along the western side of Ballymount Avenue.

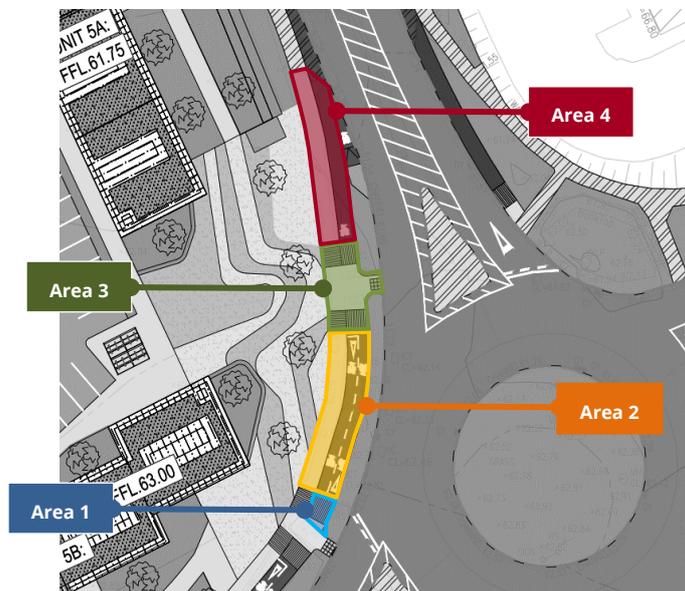


Figure 2 : Additional Off-Site Infrastructure Works Areas

It is also noted that all of the additional off-site infrastructure works now being proposed to address Compliance Item 2(b) are located within the external off-site public area (as controlled by local roads authority) which is covered by the Letter of Consent (LOC) previously issued by South Dublin County Council (SDCC) and which accompanied the planning application.

The additional off-site infrastructure works requested in Compliance Item 2(b) are to be temporary in nature. These requested off-site works will be implemented by the applicant and remain in place until such time in the future that they are replaced by the works associated with the NTA's Greenhills / Clondalkin to City Centre Core Bus Corridor works at the adjoining Calmount Rd / Ballymount Ave junction. As of the 17th of April 2023, the NTA have yet to submit the planning application for these Core Bus Corridor works to An Bord Pleanála (ABP). In January 2023 the NTA confirmed to DBFL that it remains an aspiration to submit its planning application for the Greenhills/Clondalkin to City Centre CBC scheme to ABP in March / April 2023.



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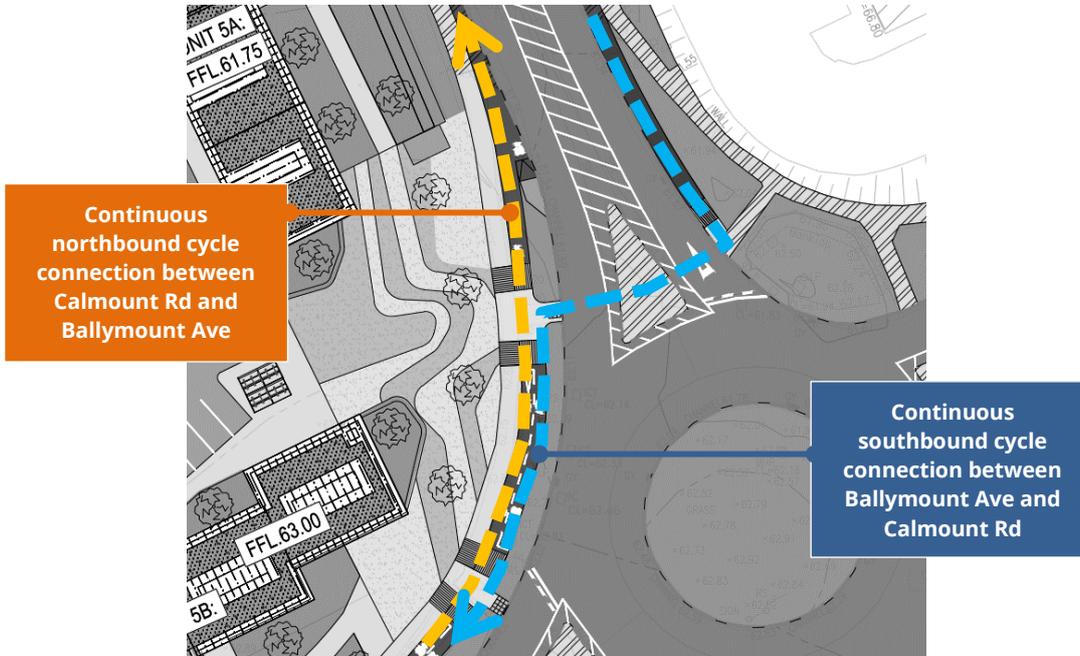


Figure 3 : Additional Off-Site Infrastructure Works Areas

Until such time that the NTA CBC scheme works are constructed the requested temporary works, which have been designed in reference to the guidance outlined in the National Cycle Manual; will provide a continuous cycle connection along the two key travel desire lines presented in Figure 3 above.

We trust the inclusion of the above temporary bicycle infrastructure as part of the subject development works by the applicant addresses fully the works requested as part of planning condition no. 2(b).

Condition no. 3 stated:

3. Amendments

Prior to the commencement of development the applicant, owner or developer shall liaise with the Planning Authority and the NTA to determine whether there have been any revisions to the bus connects proposal. Where relevant, prior to the commencement, the applicant shall submit revised plans incorporating these changes to the Planning Authority.

With the objective of addressing the above condition DBFL approached the NTA's Bus Connects project manager with the objective of establishing the status of the Core Bus Corridor (CBC) works. On the 18th



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January 2023 the NTA confirmed that it is their aspiration to submit the Greenhills/Clondalkin to City Centre CBC schemes planning application to An Bord Pleanála in March/April 2023. Understandably the NTA confirmed that they are not currently in a position to estimate the duration of the planning process nor when construction of the these specific CBC works may commence.

The CBC scheme layouts issued by the NTA to DBFL in November 2022, and as subsequently included in the planning documentation (SDCC Ref SD22A/0099), we believe remain the most up to date in regard to NTA proposed works at the Calmount Rd / Ballymount Ave junction. In correspondence with DBFL in January 2023 the NTA confirmed that there was no material changes to the scheme in this area compared scheme layout issued in November 2022. Nevertheless, we would encourage the planning authority to also liaise with the NTA directly to confirm for themselves that no material changes have been incorporated in this immediate area, and that the NTA scheme layout as of November 2022, and subsequently detailed in the submitted planning documentation remains valid.

We believe the above addresses the requirements of planning conditions no. 2(b) and condition no. 3 however should you have any queries please do not hesitate to contact us to discuss in further detail.

Yours sincerely

Thomas Jennings
Director - Transportation
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