

Date: 11-May-2023

Register Reference: SD22A/0424 AI

Development: Refurbishment and extension of the existing 3 storey building and a Change of Use of the existing building and site from a vacant addiction service facility to a National Ambulance facility. Demolition of a staircase and boiler room (40sq.m) and the removal of an external stair-core, entrance ramp and steps to the north of the building; and the provision of lateral and vertical extensions at ground, first and second floor levels principally comprising a single storey, two-bay ambulance garage, increasing the gross floor area of the building from 943sq.m to 1, 420sq.m; the rationalisation of floor space in the existing building; the provision of an external canopy to shelter 14 No. emergency vehicles; the provision of a power washing station towards the south-western corner of the site; ancillary staff car-parking; cycle parking; revised elevational treatments; boundary treatments; hard and soft landscaping; and all associated works above and below ground.

Location: Glen Abbey Complex, Belgard Road, Dublin 24

Applicant: Health Service Executive

App. Type: Permission

Planning Officer: AOIFE O'CONNOR MASSINGHAM

Date Received: 28-Apr-2023

Decision Due: 25-May-2023

Additional Information Requested by SDCC:

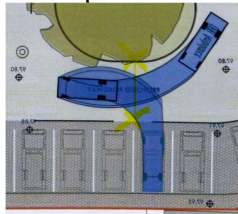
2. Roads and Access

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.

Applicant Submitted Response:

- (a) (i-iv) Satisfactory.
- (b) The analysis is acceptable in all situations except for the vehicles parking at/egressing from the southern boundary. Applicant to submit a revised drawing that shows a min clearance of 6m from ambulance bay to road kerbing to the north – see pic below.



- (c) Satisfactory.
- (d) Satisfactory.

Roads recommend that additional information be requested from the applicant:

1. Applicant to submit a revised drawing that shows a min clearance of 6m from ambulance bay to road kerbing to the north – see image provided.

Note: Roads feel the above could also be dealt with by way of condition.