

Register Reference: SD23A/0001ai **Date:** 26-Jan-2023
Development: Construction of a 7 storey hotel building over 2 basement levels comprising of 254 bedrooms and 8 penthouse suites, reception, exercise room, bar and restaurant, staff facilities, outdoor plaza area, business / conference rooms, 148 car parking spaces and 36 bicycle parking spaces; Works to existing vehicular access at the north of the site and all associated site enabling and excavation works, ESB substation, plant, storage, hard and soft landscaping, green roofs and signage.
Location: Site D, Liffey Valley Office Campus, Dublin 22
Applicant: Winmar Developments Unlimited Company
App. Type: Permission
Planning Officer: SARAH WATSON
Date Recd: 05-Jan-2023
Decision Due Date: 01-Mar-2023

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description

The construction of a hotel in Liffey Valley. The hotel will have two basement levels of parking providing 148no. car parking spaces. The access will be from the north using an existing access point.

Additional Information Requested by SDCC:

a letter of no objection from the National Transport Authority (NTA).

Applicant Submitted Response in Additional Information:

In response to Item 3(i), it is not the practice of the National Transport Authority (NTA) to issue a letter of confirmation of no-objection to an applicant. They liaise instead directly with the Planning Authority

Roads Department Assessment:

The NTA will identify and comment on planning applications that they deem necessary to do so. The letter of no-objection is an opportunity for the authority to comment on any applications that are near national roads, if no comment is made then it can be inferred that the authorities have no objection. The roads department are satisfied with the response.

Signed: Graham Murphy *Graham Murphy* 17/05/2023

Endorsed: _____ DATE

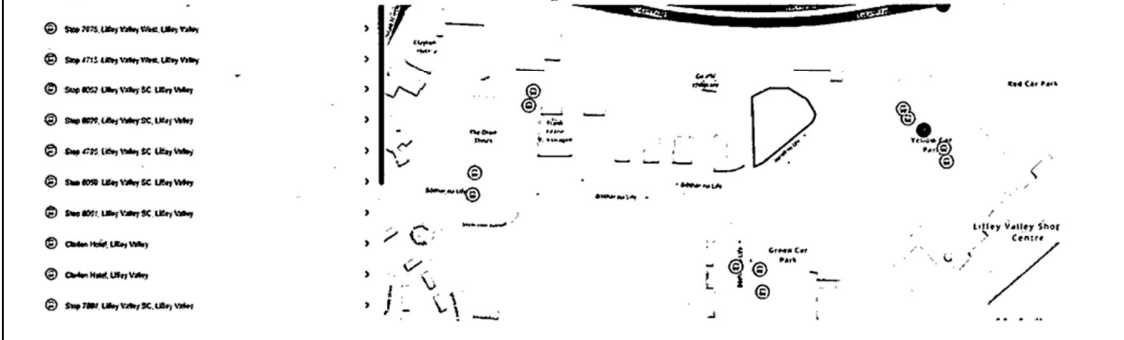
Additional Information Requested by SDCC:

Confirmation from Transport Infrastructure Ireland (TII) that the bus stop/layby opposite to the vehicle access is no longer required and will be removed.

Applicant Submitted Response in Additional Information:

In response to Item 3(ii), the Design Team have reviewed the lay-bys to the north of the proposed building. These lay-bys are not used and were never used as a bus-stop. For many years buses did not enter into the Liffey Valley campus, despite the wishes of the owners/operators of the centre. Instead, the bus stops were located together at the edge of the campus. It was only recently (19th February 2023) that the new €20million Liffey Valley

Bus Plaza was opened as part of Bus Connects. It is very close to the site and therefore additional bus stops are not likely to be needed or developed just outside the entrance to the plaza. Such a location would be unrealistic. In the unlikely event of TII requiring the use of these laybys they have the option of making a submission to the Planning Authority, but have not done so. See image overleaf showing relationship of bus plaza to the application site, outlined in red. Note also the location of bus stops. Source: TII website.



- Stop 7870: Liffey Valley SHC, Liffey Valley
- Stop 4712: Liffey Valley YMC, Liffey Valley
- Stop 8052: Liffey Valley SC, Liffey Valley
- Stop 8079: Liffey Valley SC, Liffey Valley
- Stop 4725: Liffey Valley SC, Liffey Valley
- Stop 8058: Liffey Valley SC, Liffey Valley
- Stop 8071: Liffey Valley SC, Liffey Valley
- Cherlan Hotel, Liffey Valley
- Cherlan Hotel, Liffey Valley
- Stop 7881: Liffey Valley SC, Liffey Valley

Roads Department Assessment:

The applicant has surmised that the lay-by opposite their proposed entrance will not be used in the future. However, while the lay-by remains there is a possibility that it can be used for bus set down, parking etc. This would be opposite the applicants proposed entrance and may lead to unwanted or additional traffic movements at this location. The applicant is requested to relocate the access point or investigate the removal of the lay-by.

Signed: Graham Murphy *Graham Murphy* 17/05/2023

Endorsed: _____ DATE _____

Additional Information Requested by SDCC:

Clarification of vehicle access to the ESB substation

Applicant Submitted Response in Additional Information:

In response to Item 3(iii), the revised location of the ESB substation provides vehicular access to this building, within the publicly accessible area of the entrance plaza. See attached drawings.

Roads Department Assessment:

The substation has been relocated into the entrance plaza; vehicle access is from this location. Roads are satisfied with the response.

Roads recommend that additional information be requested from the applicant:

- (i) The bus stop/layby opposite to the vehicle access is no longer required and should be removed.

Should the permission be granted, the following conditions are suggested:

1. EV charging shall be provided in all residential, mixed use and commercial developments and shall comprise a minimum of 20% of the total parking spaces provided. The remainder of the parking spaces shall be constructed to be capable of accommodating future charging points as outlined in SDCC CDP section 12.7.5.
2. Prior to commencement of development, the applicant shall submit the Construction Traffic Management Plan for the written agreement of the Planning Authority.
3. Prior to commencement a Public Lighting Design for the development must be submitted and agreed by the South Dublin County Council Lighting Department.

Signed: Graham Murphy *Graham Murphy* 17/05/2023

Endorsed: _____ DATE