

Register Reference: SD22A/0457 AI

**Development:** The development will consist of a cemetery including: 8, 047 No. traditional burial plots; Columbarium walls; 1 single storey reception building (214.7m<sup>2</sup> Gross Floor Area (GFA)) comprising a reception, 1 office, 1 reception store, WC, kitchenette with photovoltaic (PV) solar panels at roof level; and the provision of an ancillary maintenance shed, bin and battery storage structures; The development includes a new vehicular access road from Garters Lane to the N7 /M7 Naas Road, with 2 vehicular access points serving the proposed cemetery; 110 car parking spaces (25 spaces to the east of the reception building and 85 within overflow car park areas to the south of the development); 8 bicycle parking stands; and all associated hard and soft landscape and boundary treatment works including the reshaping of an existing lake and provision of a footbridge; provision of SUDS measures, associated lighting, associated signage, site services (foul and surface water drainage and water supply); and all other associated site excavation, infrastructural and site development works above and below ground.

**Location:** Citywest Hotel & Convention Centre, Saggart, Co. Dublin

**Applicant:** Cape Wrath Hotel Unlimited  
**App. Type:** Permission  
**Planning Officer:** AOIFE O'CONNOR MASSINGHAM  
**Date Received:** 19-Jul-2023  
**Decision Due:** 15-Aug-2023

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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:

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Signed: John McGee

28/07/23

Endorsed: \_\_\_\_\_

DATE

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### **Roads Related Additional Information Requested by SDCC:**

**7A.** The applicant/developer is requested to submit accurate plans demonstrating the provision of a visibility splay of 2.0m x 90m in both directions from the entrance. Sightlines should be shown to the near side edge of the road to the right hand side of entrance and to the centreline of the road to the left hand side of the entrance (when exiting).

### **Applicant Submitted Response to Additional Information Request:**

In response to Item 7(A) we refer the Council to Drawing CTW-CSC-ZZ-XX-DR-C-0105 Proposed Road Layout\_RevA, prepared by Cronin and Sutton Consulting Group, for details indicating the revised sightlines requirement.

### **Roads Department Assessment:**

SDCC Roads Dept. is satisfied that the submitted visibility splay demonstrates adequate sightlines for drivers exiting the proposed development.

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Signed: John McGee

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## **Roads Related Additional Information Requested by SDCC:**

7B. The applicant is requested to clarify the proposed access arrangements for existing entrance gate connecting the central access road to the N7

## **Applicant Submitted Response to Additional Information Request:**

In response to Item 7(B) we confirm that no access is to be provided to the N7 from the proposed development and the existing gates will remain closed as is the current arrangement.

## **Roads Department Assessment:**

SDCC Roads Department is satisfied with the applicant's response.

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### **Roads Related Additional Information Requested by SDCC:**

- 7C. The applicant is requested to clarify the rationale for the 6.5m wide perimeter access road and accompanying cycle lane and footpath which continues from the 2 no proposed access points to the existing access road which runs parallel to the N7.

### **Applicant Submitted Response to Additional Information Request:**

In response to Item 7 (C) we refer the Council to the *Supplementary Transportation Assessment Report for Saggart/Citywest Cemetery at Gartons Lane, Saggart, Co. Dublin* prepared by NRB Consulting Engineers, dated 30 June 2023, which confirms that the proposed perimeter road has now been amended/curtailed, extending from Gartons Lane to the internal service road only, providing access to the overflow car park and footpath network within the development.

We also refer the Council to Drawing CTW-CSC-ZZ-XX-DR-C-0105 Proposed Road Layout\_RevA, prepared by CS Consulting Engineers illustrating the revised road layout.

### **Roads Department Assessment:**

SDCC Roads Department is satisfied with the applicant's amended road layout.

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### **Roads Related Additional Information Requested by SDCC:**

7D. The applicant is requested to submit a Mobility Management Plan detailing the predicted number of visitors travelling to and from the site by public transport or active travel and any measures to be put in place to promote the use of sustainable transport.

### **Applicant Submitted Response to Additional Information Request:**

In response to Item 7(D) we refer the Council to the *Travel Plan (Mobility Management Plan) RFI Stage (SDCC Reg Ref SD22A/0457) contained in Appendix 1 of the Supplementary Transportation Assessment Report for Saggart/Citywest Cemetery at Gartons Lane, Saggart, Co. Dublin* prepared by NRB Consulting Engineers, dated 30 June 2023.

### **Roads Department Assessment:**

SDCC Roads Department is satisfied with the submitted Travel Plan. The use of sustainable transport will be promoted through a reduction in car parking spaces by 40%, the construction of upgraded pedestrian and cycling facilities within the site boundary, along with the proximity of LUAS and future bus services.

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## **Roads Related Additional Information Requested by SDCC:**

- 7E. The applicant is requested to submit a revised car parking layout showing a reduction in the number of car parking spaces, taking into account visitors travelling by sustainable transport modes.
- i. 20% of the spaces shall be Electric Vehicle Charging spaces.
  - ii. 5% of the spaces shall be for mobility impaired users.

## **Applicant Submitted Response to Additional Information Request:**

In response to Item 7 (E) we note that the overall quantum of car parking has been reduced from 110 No. spaces to 66 No. spaces (23 No to the east of the reception building (including 13 No. EV spaces) and 43 No. within the overflow car park, as set out in the *Supplementary Transportation Assessment Report for Saggart/Citywest Cemetery at Gartons Lane, Saggart, Co. Dublin* prepared by NRB Consulting Engineers, dated 30 June 2023.

We also refer the Council to the *Site Layout Plan* (Dwg. No. 872\_PL\_P\_01) for the site prepared by Murray's & Associates; and to Drawing CTW-CSC-ZZ-XX-DR-C-0105 Proposed Road Layout\_RevA, prepared by Cronin and Sutton Consulting Group.

## **Roads Department Assessment:**

SDCC Roads Department is satisfied with the applicant's revised car parking rate. It should be noted that shall 100% of the car parking spaces must be ducted to be capable of accommodating future charging points as outlined in SDCC CDP section 12.7.5.

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## **Roads Related Additional Information Requested by SDCC:**

7F. The applicant/developer should submit a revised Transportation Assessment which analyses how local traffic will be affected if the Garter Lane/Fortunestown Lane junction upgrades are not implemented. Clarification should also be given on how the visitor traffic to/from the cemetery was calculated, noting discrepancies in the figures given in the Transport Assessment and the Verde Environmental Assessment. Data on daily and yearly funeral numbers should be clearly shown and justified based on similar developments.

## **Applicant Submitted Response to Additional Information Request:**

In response to Item 7(F) we refer the Council to the *Supplementary Transportation Assessment Report for Saggart/Citywest Cemetery at Gartons Lane, Saggart, Co. Dublin* prepared by NRB Consulting Engineers, dated 30 June 2023.

## **Roads Department Assessment:**

The applicant has provided a revised Transportation Assessment which analyses traffic flow on;

- (a) the existing Garter Lane/Fortunestown Lane junction
- (b) the Garter Lane/Fortunestown Lane junction if/when the proposed junction upgrades are implemented.

Visitor traffic to/from the cemetery was calculated by commissioning a survey of Kilmashogue Cemetery in South County Dublin and applying the collected data to the proposed site.

The Transportation Assessment confirms that the proposed development has a negligible impact on the operation of the surrounding road network.

SDCC Roads Dept. is satisfied with this conclusion.

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### **No Roads objections subject to the following conditions:**

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 location, design and construction details of the pedestrian crossings to be constructed by the applicant/developer shall be submitted for the written agreement of the Planning Authority.
3. Prior to commencement of development, the applicant shall submit the Construction Traffic Management Plan for the written agreement of the Planning Authority.
4. Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority.
5. Prior to commencement a Public Lighting Design for the development must be submitted and agreed by the South Dublin County Council Lighting Department.
6. The applicant is to provide a Taking In Charge Map that distinguishes between all areas to be offered to SDCC.

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