

Senior Administrative Officer,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24,  
D24 YNN5

Our Ref. 21065

25 October 2024

**RE: PLANNING PERMISSION REG. REF. SDZ22A/0012**

**PLANNING APPLICATION FOR THE CHANGE OF USE FROM EXISTING FOUR – STOREY OFFICE BUILDING A HEALTH CENTRE, INCLUDING MINOR INTERNAL LAYOUT REVISIONS AND ASSOCIATED WORKS.**

**COMPLIANCE SUBMISSION - CONDITION NO. 2 OF REG. REF. SDZ22A/0012 – ROADS & CAR PARKING**

Dear Sir/Madam,

We are instructed by our client, (the Developer), Quintain Ireland, Fitzwilliam Court, Leeson Close, Dublin 2, D02 YW24 to lodge this compliance submission in relation to the development outlined above.

This compliance submission refers to Condition 2 of Planning Reg. Ref SDZ22A/0012.

We would be grateful for written confirmation of the Planning Authority's acceptance of the content of this submission as soon as possible.

Should you have any queries in relation to this compliance submission, please do not hesitate to contact this office. We would be happy to discuss same or meet with you to clarify any issues arising.

Yours sincerely,



Niamh Robinson

**STEPHEN LITTLE & ASSOCIATES**

## COMPLIANCE - PLANNING REG REF. SDZ22A/0012- CONDITION 2 – ROADS & CAR PARKING

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 2 followed by the Applicant's compliance response.

### **CONDITION 2 – ROADS & CAR PARKING**

*Prior to the commencement of development the applicant/developer shall submit, for the written agreement of the Planning Authority, following consultation with SDCC's Roads Department if needed, the following:*

- (a) Mobility Management Plan detailing how any overspill into neighbouring residential areas would be avoided or mitigated.*
- (b) Unless otherwise agreed, a revised Car Parking provision within Block F with reference to the pre-agreed rate of 60% of the Maximum Car Parking Rate in Table 12.25 of the SDCC Development Plan 2022-2028.*
- (c) A detailed parking strategy which addresses how mobility impaired patients will be accommodated and how the ambulance layby parking will be managed. This shall include an examination of the scope for providing mobility impaired car parking spaces on the subject site, in close proximity to the health centre. This might involve amending the existing car parking spaces on Adamstown Avenue, in proximity to the building, to mobility impaired spaces.*
- (d) A revised parking layout showing the location and number of mobility impaired parking spaces and EV parking spaces to be provided for the development.*
- (e) A Road Safety Audit which specifically examines the proposed ambulance lay-by and associated cycle lane re-alignment.*
- (f) A revised layout of not less than 1:200 scale showing the location and number of bicycle parking spaces to be provided at the development. Please refer to Table 12.23: Minimum Bicycle Parking Rates – from the SDCC County Development Plan 2022- 2028. All on-surface parking spaces shall be covered/sheltered.*
- (g) A Construction Traffic Management Plan.*

*Thereafter, the development shall be implemented in accordance with the agreed details. REASON: In the interests of traffic safety and appropriately managing car and bicycle parking.*

### **Applicant's Response:**

We refer the Planning Authority in the first instance to the enclosed Transportation Note, prepared by Atkins Realis and Construction Management Plan, prepared by Elliot Group.

- (a) We refer the Planning Authority to Section 2 of the enclosed Transportation Note, prepared by Atkins Realis which provides a Framework Mobility Management Plan.
- (b) We refer the Planning Authority to Section 2.8 of the enclosed Transportation Note, prepared by Atkins Realis which addresses car parking provision in Adamstown District Centre and Block F.
- (c) We refer the Planning Authority to Section 3 of the enclosed Transportation Note, prepared by Atkins Realis.
- (d) We refer the Planning Authority to Section 4 of the enclosed Transportation Note, prepared by Atkins Realis.
- (e) We refer the Planning Authority to Section 5 of the enclosed Transportation Note, prepared by Atkins Realis. Once the urban realm and car parking strategy has been agreed with SDCC a Stage 1 Road Safety Audit which specifically examines the proposed ambulance lay-by and associated cycle lane re-alignment will be undertaken by an independent audit team. Any recommendations

will be incorporated into the design and the final agreed RSA and final drawing(s) will be submitted to SDCC for approval.

- (f) We refer the Planning Authority to Section 6 of the enclosed Transportation Note, prepared by Atkins Realis.
- (g) A Traffic Management Plan, prepared by Elliots Building and Civil Engineering accompanies this submission.

**CONCLUSION**

We would be grateful for written acknowledgement by the Planning Authority of compliance material submitted at its earliest possible convenience.

**STEPHEN LITTLE & ASSOCIATES**

25 October 2024

**ENCLOSURES**

The following documentation is enclosed with this submission, in compliance with Condition 2: -

- 1. Transportation Note, prepared by Atkins Realis.
- 2. Traffic Management Plan, prepared by Elliot Group.

**Document Control: -**

Author	Approved by	Purpose	Date
KH	<i>Niamh Robinson</i>	Draft	19.06.2024
DB	<i>Niamh Robinson</i>	Final	25.10.2024