

Stephen Little & Associates
26/27, Upper Pembroke Street
Dublin 2

Date: 11-Dec-2024

Notification of decision regarding compliance submission SDZ22A/0012/C2

Dear Sir/Madam,

I refer to your compliance submission received to comply with SDZ22A/0012/C2

Please note that this submission has been assessed as set out in the report below:

Part A: To be completed by the Planning Compliance Section	
Planning Reference TP: An Bord Pleanála Ref:	SDZ22A/0012/C2
Development Address:	1, Adamstown Boulevard, Adamstown, Lucan, Co. Dublin

Scanned into iDocs is a copy of the application for the above development

Condition No. & Description:	<p>Condition 2: Roads and Car Parking</p> <p>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:</p> <ul style="list-style-type: none">(a) 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
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	<p>rate of 60% of the Maximum Car Parking Rate in Table 12.25 of the SDCC Development Plan 2022-2028.</p> <p>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.</p> <p>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.</p> <p>e)A Road Safety Audit which specifically examines the proposed ambulance lay-by and associated cycle lane re-alignment.</p> <p>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.</p> <p>g)A Construction Traffic Management Plan.</p> <p>Thereafter, the development shall be implemented in accordance with the agreed details.</p> <p>REASON: In the interests of traffic safety and appropriately managing car and bicycle parking.</p>
<p>Date Compliance Details Received:</p>	<p>25/10/2024</p>

<p>Part B: To be completed by Internal Referee / Planner</p>	
<p>Is the compliance submission deemed compliant?</p>	<p>No <input checked="" type="checkbox"/></p>

If no or partially non-compliant please state reason:

(a) A Mobility Management Plan detailing how any overspill into neighbouring residential areas would be avoided or mitigated.

The applicant has submitted a Technical Note, including a Framework Mobility Management Plan, prepared by AtkinsRéalis outlining how overspill parking into neighbouring residential areas would be avoided or mitigated (existing parking controls etc.). The Roads Department have reviewed the compliance submission and state the following in their report: *2(A): The applicant has submitted a Traffic Management Plan. Compliant.*

Notwithstanding the report from the Roads Department, car parking provision is discussed further below.

(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.

The submitted Technical Note states that 40 no. car parking spaces are to be provided within Block F for the PCC. The Roads Department have reviewed the compliance submission and state the following in their report:

2 (B): In relation to Condition 2(B), the 'Car Park Block F Allocation Plan', Drawing Number 5150924 / HTR / 08 / SK / 039, Revision E was submitted on 9th August 2022 which indicates 10 No. car parking spaces to the healthcare centre on parking level 2. This was submitted before the grant permission date of 3rd October 2022. Therefore, this quantity of parking has been granted permission and can not be increased further to the requested 40 No. spaces. This would be a 400% increase on previously submitted parking rates. As there are already car parking issues in the Adamstown area, SDCC Roads Department have serious concerns that the distance from the multi-storey carpark and the location of the allocated spaces above ground level would act as a deterrent for patients with mobility issues and would result in haphazard parking on a Quality Bus Corridor and on spaces allocated for local residential areas.

The revised Block F MSCP Level 3 Car Parking Allocation map shown in Figure 6 of the Technical Note for this compliance shows differing parking figures for Blocks ACD, B&E and G compared to previously submitted drawing number mentioned above, 5150924 / HTR / 08 / SK / 039, Revision E. Car parking rates are not compliant.

The report from the Roads Department is noted. It is noted that the condition provides for a revision to car parking allocation within Block F for the Health Centre. Notwithstanding this, and having regard to

the comments from Roads, further consideration should be given to car parking/drop off pick up in closer proximity to the site.

It is also noted that of the 40 no. spaces proposed within Block F, 20 no. would be for staff and 20 no. visitors. The staff car parking spaces would be clearly designated and managed as outlined in the submitted Technical Note. However, for the 20 no. visitor car parking spaces it does not appear that these would be clearly designated for this use (and therefore could be used by the general public using the car park building). The applicant should address this and any impact designating these spaces would have on car parking allocation for the remainder of Block F.

(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.

The Roads Department have reviewed the compliance submission and state the following in their report: 2(C): *An emergency vehicle drop off is provided to the western side of the health centre. Compliant.*

Notwithstanding the report from the Roads Department, the Planning Department would have concerns with the provision of only 1 no. mobility impaired drop off/pick up space at the Health Centre. This is especially given that this space is to also be used for deliveries as indicated in the submitted Technical Note. The applicant should consider further provision of mobility impaired space(s)/drop off/pick up/deliveries space at the Health Centre, ie. along Adamstown Boulevard.

(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.

The Roads Department have reviewed the compliance submission and state the following in their report: 2(D): *EV parking is provided in the MSCP on floor 1 and 2. Compliant.*

Notwithstanding the report from the Roads Department, the applicant is referred to the above comments in relation to mobility impaired parking provision.

(e) A Road Safety Audit which specifically examines the proposed ambulance lay-by and associated cycle lane re-alignment.

The Roads Department have reviewed the compliance submission and state the following in their report: *2(E): The applicant has stated a Stage 1 Road Safety Audit once the parking strategy has been agreed. Stage 1 Road Safety Audit to be completed and submitted. Not Compliant until this is submitted.*

The Planning Department concurs with this assessment.

(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.

The Roads Department have reviewed the compliance submission and state the following in their report: *2(F): The applicant has provided bicycle parking spaces and parking rates are in line with SDCC CDP 2022-2028 table 12.23. However, the parking area does not show to be covered spaces in line with the National Cycle Manual standards. Applicant shall confirm these spaces shall be covered in line with National Cycle Manual standards. Not Compliant until the applicant clarifies if bicycle parking is covered.*

The Planning Department concurs with this assessment. Provision for both long term (staff, secure) and short stay (visitor) bicycle parking should be provided for.

(g) A Construction Traffic Management Plan.

The Roads Department have reviewed the compliance submission and state the following in their report: *2(G): In relation to Condition 2(G), the Construction Traffic Management Plan has not been submitted. The applicant shall submit a Construction Traffic Management Plan prior to commencement of the development. Not Compliant until this is submitted.*

The Planning Department notes that a Construction Traffic Management Plan has been submitted. However, the submitted Technical Note states that a CTMP will be completed by the main contractor upon appointment and submitted to SDCC for approval prior to the commencement of work on site. The applicant should therefore submit a CTMP for approval that complies with the requirements of the Roads Department.

Overall, having regard to the above, it is considered that the compliance submission is not in compliance with Condition 2.

If partially compliant, please specify the discrete part thereof.

Part(s) Compliant e.g. A, B	N/A
Part(s) Non-Compliant e.g. C	N/A

Report issued by:	Dean Middleton
Position:	Graduate Planner
Endorsed By (if applicable):	Caitlin O'Shea A/Senior Executive Planner
Date:	09/12/2024

Part C: Supplementary Planner Comments for completion at planner's discretion, only where agreement of details has significant knock-ons

N/A

Position:	N/A
Endorsed by:	N/A
Date	N/A

To confirm, the outcome of this submission is as follows: - COMPLIANCE NOT ACCEPTABLE

Yours faithfully,
M.C.

for Senior Planner