

DLR Planning Department
Transportation Planning,
Level 3, County Hall.

14.06.2022
Z-WMa
Z040



PAC/SHD/108/21 – Response to DLR Transportation Planning Report

Dear Sir/Madam

This forms part of a response to the pre-planning comments Ref. Pac/SHD/108/21, as well as the An Bord Pleanála Opinion Report Ref ABP-311917-21, regarding the proposed development at Blackglen Road, Sandyford, Dublin 18.

In this document O'Connor Sutton Cronin (OCSC) have addressed items pertaining to Transportation Department Planning Report, dated: November 2021 (Appendix B), and the Opinion Report. Other items have been addressed by various other members of the design team. ***It should be noted that this response is only relevant to items related to the submitted transport reports, with a separate response document submitted to address comments raised related to the roads drawings.***

Transportation Department Planning Report

1)

The applicant shall revise their access points to remove the unnecessary additional entrance to block A2 underground car park onto the Blackglen road and to be provided elsewhere within the development.

Response

The additional entrance to block A2 is required, and the inclusion of such has been motivated in both the Engineering Services Report (Z040-OCSC-XX-XX-RP-C-0005) and the Traffic Impact Assessment (Z040-OCSC-XX-XX-RP-C-0001)

2)

The applicant is requested to liaise with the Project Engineer for the Blackglen Road to agree a detailed boundary treatment and Construction waste management plan prior to detailed design stage. At Stage 3 it will be requested that any plans and CWMP are signed off by the project engineer and Traffic prior to commencement of the development.

Response

Noted and will be actioned during Detailed Design Stage.

11)

The Applicant shall demonstrate in a detailed layout drawings adequate provision of motorcycle parking spaces for the development in accordance with section 8.2.4.8 of DL RCC Development Plan 2016-2022.

Response

Drawings to be addressed by the architect. Provision has been made for 19 no. motorcycle parking spaces, as per the latest Development Plan, and discussed in the Traffic Impact Assessment (Z040-OCSC-XX-XX-RP-C-0001)

12)

The Applicant shall comply with Section 8.2.4.12 of the current County Development Plan (2016-2022) showing in a detailed layout drawing(s) a minimum provision of 10% of the car parking spaces have fully operational electric charging points for electric vehicles.

Response

Drawings to be addressed by the architect. Provision has been made for 80 no. motorcycle parking spaces, as per the latest Development Plan, and discussed in the Traffic Impact Assessment (Z040-OCSC-XX-XX-RP-C-0001)

13)

The applicant shall demonstrate that all proposed car parking spaces are constructed to be capable of accommodating future electric charging points for electrically operated vehicles. The following weblink is recommended <http://www.esb.ie/electric-cars/index.jsp>.

Response

To be addressed by the architect.

15)

If Applicable - Crèche Vehicle and Cycle Parking - In the interest of promoting and encouraging safe and sustainable travel the applicant should demonstrate provision of an appropriate number of bicycle/scooter parking spaces, in close proximity of the proposed Crèche, for Staff/Parents/Children who wish to cycle/scoot to the proposed Crèche. The cycle parking area shall be correctly designed in accordance with the DLR standards (Refer to Section 8.2.4.7 - Cycle Parking)

Response

Drawings to be addressed by the architect. Appropriate number of parking spaces has been allocated to the Crèche and detailed in the Traffic Impact Assessment (Z040-OCSC-XX-XX-RP-C-0001)

16)

If Applicable - Creche Travel Plan - The Applicant shall submit a Crèche Travel Plan (Mobility Management Plan) detailing: a) Proposed measures to encourage the use of sustainable transport modes and reduce reliance on the private car as a means of transport to and from the proposed Crèche. b) The appointment of a Crèche Travel Plan Coordinator (to include Contact Name and Contact Details). c) Methods to monitor the progress of the Crèche Travel Plan (Mobility Management Plan) to meet the Crèche Travel Plan targets.

Response

Submitted Mobility Management Plan (Z040-OCSC-XX-XX-RP-C-0002) refers to the Creche and has been amended to refer to the residential component and Creche component separately

An Bord Pleanála Opinion Report

2)

Connectivity: Further justification for increased heights and higher densities at this location, based on connectivity, capacity, and frequency of public transport and specifically consideration and compliance with Section 3.2 of the Urban Development and Building Height Guidelines 2018. SPPR3 of the Guidelines sets out, inter alia, that in the event of making a planning application, the applicant shall demonstrate that at the scale of the relevant city / town that the site is well served by public transport with high capacity, frequent service, and good links to other modes of public transport. The applicant is requested to have regard to this policy, as well as other relevant policies at a local and national level, as may be applicable to the proposed development.

Response

Increased heights and higher densities to be addressed by the architect. Regarding public transport, the submitted Traffic Impact Assessment (Z040-OCSC-XX-XX-RP-C-0001) and Mobility Management Plan (Z040-OCSC-XX-XX-RP-C-0002) has been expanded to further detail Public Transport in the area, including connectivity and capacity of such.

18)

Site Specific Construction and Demolition Waste Management Plan (including consultation with the project engineer for the Blackglen Road Improvement Scheme and with DRDCC traffic department).

Response

A Site-Specific Construction and Demolition Waste Management Plan has been included with the submission (Z040-OCSC-XX-XX-RP-C-0003). The construction of this development will only commence following the completion of the Blackglen Road Improvement Scheme, however consultation with the various stakeholders will be actioned during the Detailed Design Stage.

Yours sincerely

Wian Marais
For O'Connor Sutton Cronin