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**From:** Eoghan Broderick  
**Sent:** Monday 3 October 2022 08:14  
**To:** INFO  
**Subject:** RE: Notice of Proposed Local Authority Development Under Part 8 of the Planning and Development Regulations, 2001 (as amended) - Additional Salt Barn and Mechanical Services Depot at the Existing SDCC Palmerstown Depot, Dublin 20

Dear Alban,

**17036 SDCC Mechanical Services Depot, Palmerstown: Re Tii observations**

Thank you for your email in relation to the above Part 8 notice. SDCC have the following comments in relation to the observations you have raised:

**Item 01- Depot operations and traffic impact**

As noted in SDCC’s County Architect’s Report submitted with the Part 8 documentation, the proposed depot is designed to facilitate the general maintenance and repair of the existing SDCC vehicles and plant. It is envisaged that at capacity, the depot is designed to accommodate up to 40 vehicles per day for routine maintenance, however, these vehicles will be scheduled by appointment only, staggered between the depot opening hours of 7.30am – 4.30pm.

A sample of a daily appointment schedule, indicating the staggering of appointment times is noted in the table below (indicative only):

<b>Slot No.</b>	<b>Slot 1 Mon-Fri</b>	<b>Slot 2 Mon-Fri</b>	<b>Slot 3 Mon-Fri</b>	<b>Slot 4 Mon-Fri</b>	<b>Slot 5 Mon-Fri</b>	<b>Slot 6 Mon-Fri</b>	<b>Slot 7 Mon-Fri</b>	<b>Slot 8 Mon- Thur</b>
<b>Time</b>	8:00am- 8:45am	8:45am- 9:30am	9:30am- 10:15am	10:30am- 11:15am	11:15am- 12:00pm	12:00pm- 12:45pm	1:30pm- 2:15pm	2:15pm- 3:00pm

Please note:

- It is envisaged that at capacity, the facility will accommodate the routine maintenance of 5no. SDCC vehicles during each 45min. slot, resulting in a total of 40no. vehicles per day at capacity.
- Slot no. 8 will not be scheduled on Fridays, further reducing any potential impact on the local road infrastructure during peak-hours (refer to Item 02 below).
- SDCC vehicles will not be stored at the depot site but will be returned to their respective depots once the routine maintenance is complete.

**Item 02- Traffic impact during peak hours**

SDCC has observed that under item 7.8.9. of the Inspector’s Report ABP-310119-21, the ‘worst-case’ peak periods for traffic in the vicinity of the Liffey Valley Shopping Centre (south of the proposed development site and south of the N4) has been identified as:

1. Friday evening peak (4-7pm, 5-6pm peak hour) and
2. Saturday lunchtime peak (1-4pm, 2-3pm peak hour)

It should be noted that the proposed SDCC depot facility will not be operational during these peak hours as the depot will not be open at weekends and will be closed by 3pm on Friday evenings, with the final appointment for maintenance scheduled at 1.30pm. Please refer to the above table for further details.

In consideration of the staggering of appointments for the facility and its closure during peak hours, it is not anticipated that the proposed development will generate significant road traffic, with potential for significant implications on the existing national and non-national roads.

### **Item 03 – Scheduled Infrastructural Upgrade Works**

Concerning the requirements identified in the *Liffey Valley Shopping Centre Local Access Study* and the terms and conditions of appeal decision ABP ref 310119-21, SDCC acknowledges Condition 23 and the requirement for a special financial contribution under Section 48(c) of the Planning and development Act 2000 in respect of the ‘*external junction upgrades at Fonthill Road/ Coldcut, N4 eastbound off slip, Fonthill Road and associated alignment, traffic management and sustainable transport improvements as submitted as part of this planning application*’. SDCC notes that this upgrade works is outside of the development red-line boundary and is scheduled for construction in 2025 (estimated 2 year lead time to allow for surveys, design, planning & procurement before commencement on site).

In addition to the infrastructural upgrade works scheduled under Condition 23, BusConnects plan to develop a two-way cycle track to the north of the proposed development site, and to the east along the Old Lucan Road – as indicated in the BusConnects report entitled ‘*Lucan to City Centre Draft Preferred Route Options Report, November 2020*’. The proposed SDCC depot development has been designed to accommodate this future works, with the ‘preferred route’ indicated on the Part 8 Architect’s drawings for reference. SDCC will continue to liaise with BusConnects at detail design stage, to ensure the proposed development and the BusConnects designs are fully coordinated.

### **Item 04 – Additional mitigation measures**

While it is not permissible to include conditions to a Part 8 notice, to align with the principles, set out in the ‘*Liffey Valley Shopping Centre Local Access Study*’ and the DoECLG’s ‘*Spatial Planning and National Road Guidelines for Planning Authorities*’, SDCC will include the following measures at detail design stage:

- The construction of the proposed depot development shall be managed in accordance with a Site Traffic and Construction Management Plan, which shall be submitted to, and agreed in writing with SDCC prior to commencement of development. This plan will be prepared by the successful contractor and will provide details of intended construction practice for the development, with specific emphasis on site traffic management during the course of construction to mitigate potential impacts on the adjoining road network.
- A high level vehicle swept path analysis (AutoTrack study) has been undertaken on the Part 8 depot design. This analysis will be developed further at detail design stage, with particular emphasis on the proposed entrance and exit points from the Old Lucan Road, to be coordinated with BusConnects and their proposed infrastructural upgrades.
- SDCC to provide safe and secure cycle parking provision to promote more sustainable travel modes for depot staff. 6no. cycle spaces to be provided at construction stage, which far exceeds the long stay cycle parking requirement as outlined under the *South Dublin County Development Plan 2022-2028* for a development of this type.

We trust that the above addresses the items you have raised. We /SDCC will continue to engage with Tii, NRA and BusConnects at design development stage.

Please do not hesitate to contact me, should you have any queries or wish to discuss.

Yours sincerely,

Eoghan

**Eoghan Broderick MRIAI | Senior Executive Architect | South Dublin County Council**  
County Hall | Tallaght, Dublin 24 | Mob: +353 86 0132147 | E-mail: [ebroderick@sdblincoco.ie](mailto:ebroderick@sdblincoco.ie)

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**From:** INFO <Information@tii.ie>

**Sent:** Wednesday 7 September 2022 10:59

**To:** Eoghan Broderick <[ebroderick@SDUBLINCOCO.ie](mailto:ebroderick@SDUBLINCOCO.ie)>

**Subject:** RE: Notice of Proposed Local Authority Development Under Part 8 of the Planning and Development Regulations, 2001 (as amended) - Additional Salt Barn and Mechanical Services Depot at the Existing SDCC Palmerstown Depot, Dublin 20

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**Dear Mr. Broderick,**

I acknowledge receipt of your email of 23 August 2022 relating to the above proposed Local Authority Development.

Having regard to the need to protect the strategic capacity of the adjacent national road network, Transport Infrastructure Ireland (TII) provides the following observations for consideration of the Part 8 Consultation prior to a decision being made:

As the Council is aware, current public transport provision remains deficient in this area. Access to development in general to this area is primarily reliant on the private car utilising the strategic national road network, principally the N4 and M50. This proposal is located on Junction 2 of the N4, one of the most heavily trafficked areas of the national road network in the country. Therefore, great care needs to be taken to ensure that the proposal is in accordance with the DoECLG's "Spatial Planning and National Road Guidelines for Planning Authorities".

Having reviewed the documentation available, TII is unable to ascertain if the requirements for this junction identified in the Liffey Valley Shopping Centre Local Access Study and the terms and conditions of appeal decision ABP ref 310119-21 has been accommodated by the Council.

TII strongly recommends that the local authority review this proposal to demonstrate and ensure that the agreed requirements to protect and maintain the capacity of the national road network have been met prior to any decision being made.

TII requests that the above observations are taken into consideration prior to the granting of any Part 8 in the interests of safeguarding the safety and strategic function of the national road network in the area.

I trust that the above information is of assistance to you.

**Yours sincerely,**

**Alban Mills**  
**Senior Regulatory & Administration Executive**  
**Ref No. TII22-119898**



**From:** Eoghan Broderick <[ebroderick@SDUBLINCOCO.ie](mailto:ebroderick@SDUBLINCOCO.ie)>

**Sent:** Tuesday 23 August 2022 13:24

**Subject:** RE: Notice of Proposed Local Authority Development Under Part 8 of the Planning and Development Regulations, 2001 (as amended) - Additional Salt Barn and Mechanical Services Depot at the Existing SDCC

Palmerstown Depot, Dublin 20  
**Importance:** High

Dear Sir /Madam,

Notice is hereby given under Article 82 of the Planning and Development Regulations, 2001 (as amended), that South Dublin County Council is proposing to carry out the following works:

**PROPOSED DEVELOPMENT OF ADDITIONAL SALT BARN, NEW MECHANICAL SERVICES DEPOT AND 2NO. NEW DIESEL PUMPS WITH ASSOCIATED UNDERGROUND FUEL STORAGE TANKS AT THE EXISTING PALMERSTOWN DEPOT, ADJOINING THE DEADMAN'S INN, OLD LUCAN ROAD, DUBLIN 20.**

The works comprise of:

- Construction of an additional Salt Barn
- New Mechanical Services Depot for servicing of SDCC vehicles and plant consisting of new vehicle maintenance workshop and ancillary support services including offices, canteen, storage and sanitary facilities.
- 2no. new diesel pumps with associated underground fuel storage tanks.
- Modifications to existing Salt Barn site entrance. New site entrance and exit with security hut and entrance gates
- New Wastewater Treatment System and percolation area to EPA guidelines
- General site works, including new access and circulation driveways, vehicle parking bays, hard and soft landscaping, granite clad blockwork boundary walls to match existing and metal railings.

The plans and particulars for the proposed development have been put on public display in accordance with the requirements of the Part XI of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended). A copy of the plans and particulars are available to view online on the Council's Public Consultation website via the following link during the period from 22<sup>nd</sup> August 2022 to 19<sup>th</sup> September 2022:

[Proposed Development of Additional Salt Barn, New Mechanical Services Depot and 2no. New Diesel Pumps with Associated Underground Fuel Storage Tanks at the Existing Palmerstown Depot, Adjoining The Deadman's Inn, Old Lucan Road, Dublin 20. | South Dublin County Council's Online Consultation Portal \(sdublincoco.ie\)](#)

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment (EIA) under the EIA Directive 2014/52/EU. The Planning Authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an EIA is not required. Any person, within 4 weeks from the date of this notice (22<sup>nd</sup> August 2022 to 19<sup>th</sup> September 2022), may apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.

Submissions and observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development would be situated, may be made in writing up to **5.00pm** on **Monday 3rd October 2022** and submitted by post to:

Senior Executive Officer,  
Environment, Water & Climate Change,  
South Dublin County Council, County Hall, Tallaght, Dublin 24 YNN5.

Or

Online at <https://consult.sdublincoco.ie> up to 5.00pm on Monday 3<sup>rd</sup> October 2022

Regards,

Eoghan Broderick

**Eoghan Broderick MRIAI | Senior Executive Architect | South Dublin County Council**  
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