

**Roads Streets & Traffic Department
Road Planning Division**

APPLICATION NUMBER	3228/23
PROPOSAL	PROTECTED STRUCTURE: PERMISSION: The development will consist of conversion of th
LOCATION	Broadstone Bus Depot, Constitution Hill, Dublin 7
APPLICANT	Kevin Tully, Dublin Bus
DATE LODGED	11-Oct-2023
APPLICATION TYPE	Permission

The Roads Report is below

TRANSPORTATION PLANNING DIVISION

11 April 2023

LODGED PLAN NO: 3228/23 **DATE LODGED:** 16 february 2023

LOCATION: Broadstone Bus Depot, Consitution Hill, Dublin 7

PROPOSED: Change of use to offices and training facilities
FOR: Dublin Bus

TPD Comments

- 5,650m² of office floorspace (Question 13 of the Application Form), 26no. car parking spaces are proposed and 56no. bicycle parking spaces are proposed (Site Notice).

Pre-planning state that the proposed development is for a new head office and training building for Dublin Bus.

Application is located within Zone 1 of Map J, where the standard for office is zero but open to car share and accessible spaces only subject to consultation.

No mobility management plan accompanies the applications.

Having regard to Chapter 15, there are a number of reports this Division requires: Construction Management Plan, Construction & Demolition Waste Management Plan, and Operational Waste Management Plan.

Recommendation

Further Information

Based on the submitted plans and particulars:

1. The proposed car parking spaces contravenes Table 2 of the 2022 – 2028 Dublin City Development Plan. The applicant is requested to submit a revised site layout plan demonstrating how the proposed car spaces comply with Table 2. The Applicant is requested to liaise with the Transportation Planning Division prior to lodgement of the submission.

REPLY letter

2. The proposed development, which should provide zero car parking for the proposed floorspace in line with Table 2 (mentioned above), should be accompanied by a Mobility Management Plan (MMP) in accordance with Table 15-1 of the Dublin City Development Plan. The applicant is requested to prepare a MMP in accordance with Appendix 5 of the Dublin City Development Plan and other relevant national guidance. The MMP should be applicable to all commercial uses on site setting clear objectives and modal split targets, and include a draft annual monitoring report. The MMP should be informed by recent travel survey, CSO data and any other transportation data available to the applicant/developer for all staff and visitors to the building. The management, control and implementation of the MMP should be outlined.
3. There are concerns in relation to the proposed bicycle parking provision on site. The applicant is requested to submit revised drawings demonstrating the following:
 - a. How the development complies with the minimum standards under Table 1, Appendix 5 of the Development Plan 2022 - 2028
 - b. The applicant is requested to provide detailed drawings of all bicycle parking facilities on site at a scale of 1:200. Such details must include manufacture, and design specifications demonstrating the functionality of all spaces. Spaces must be capable of securing both frame and wheels to the stand.
 - c. The applicant is requested to include details for adapted bikes/mobility scooters and provision for e-bikes/cargo bikes across the site.
 - d. It appears there is a shortfall in proposed lockers and shower facilities. The applicant is requested to demonstrate compliance with all aspects of Section 3.2, Appendix 5 of the Development Plan 2022 - 2028 in the provision of lockers and showers facilities.
4. The applicant is requested to prepare the following construction related documentation:
 - a. Preliminary Construction Management Plan

b. Operational Waste Management Plan