

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

APPLICATION NUMBER	3978/24
PROPOSAL	Alterations to previously approved development Reg. Ref. 3302/21
LOCATION	Former Lighting & Electrical Distribution Group Ltd Factory Complex, Moeran Road, , Walkinstown, Dublin 12, D12XV07
APPLICANT	Delta Acorn Limited
DATE LODGED	08-Jul-2024
APPLICATION TYPE	Permission

The Roads Report is below

TRANSPORTATION PLANNING DIVISION

20th August 2024

LODGED PLAN NO:	3978/24
DATE LODGED:	8th July 2024
LOCATION:	Former Lighting & Electrical Distribution Group Ltd Factory Complex, Moeran Road,, Walkinstown, Dublin 12, D12XV07
PROPOSED:	Amendments to previously approved development to increase units
FOR:	Delta Acorn Limited

TRANSPORTATION PLANNING DIVISION REPORT

Proposed Development

The proposed development comprises the following: Alterations to previously approved development granted under Reg. Ref. 3302/21 comprising: (i) reinstatement and revised layout of first floor on the southern block and part of 1st floor on the western block (which were previously omitted by condition) to provide for an additional 7 no. units. This will result in an increase from 43 no. to 50 no. units; (ii) revisions to the approved floor plan, including balconies, of 2nd floor on the southern block; (iii) alterations to external material finish and fenestration to façades of the apartment building; (iv) all associated site works necessary to facilitate the development.

Planning Site history

3302/21: Permission GRANTED for age-friendly / sheltered accommodation apartment development comprising 43no. units.

Observations/submissions

A number of third party submissions noted on file at time of report. Matters of relevance to this division include:

- Development partly encroaches on third party lands within ownership of landowner of no. 17 Moeran Road.
- Insufficient car parking quantity, overspill parking.

REPLYletter

- Exacerbated traffic congestion.
- Excessive cycle parking provision.
- Inadequate emergency services access.

TPD Comments

The proposed development comprises amendments to a permitted age-friendly / sheltered accommodation apartment development (reg. ref. 3302/21 refers). The amendments comprise the provision of additional apartment units within the southern and western blocks from first to third floor levels only. No amendments are proposed at ground floor level, including to permitted access, car and cycle parking arrangements.

The proposal results in an increase in the number of apartments from 43no. (permitted) to 50no. (proposed). The permitted unit mix comprises 36no. 1-bed units and 7no. 2-bed units. The proposed unit mix increases to 38no. 1-bed units and 12no. 2-bed units.

Cycle Parking

The permitted cycle parking comprises 54no. Sheffield stand type space dispersed throughout the site, including 24no. within a secure facility. This provision remains compliant with the requirements of Table 1 of Appendix 5 of the current City Development Plan.

Car Parking

The submitted plans identify provision for 20no. spaces, including 3no. accessible spaces. All spaces are located at surface level. This provision is as per the permitted arrangement. A discrepancy is noted whereby the submitted Planning Report refers to 18no. spaces. The quantity of car parking should be confirmed by way of condition.

Having regard to the site's location and the requirements of Table 2 of Appendix 5 of the City Development Plan, the permitted 20no. car parking spaces remain acceptable.

Recommendations

This division has no objection to the proposed development subject to the following conditions: -

1. Save for amendments granted on foot of this permission, the development shall otherwise be carried out in strict accordance with the terms and conditions of Planning Permission Reg. Ref. 3302/21.
2. 20no. car parking spaces shall be provided to serve the development. The permitted car parking shall be permanently allocated to the proposed use and shall not be sold, rented or otherwise sub-let or leased to other parties. Unless otherwise agreed with the Planning Authority, all car parking spaces within the development shall be ducted to facilitate future cabling to serve charging points for Electric Vehicles.
3. All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

Shane McGlynn, Executive Planner

Gareth Hyland, Acting Senior Executive Planner

On Behalf of Edel Kelly, Senior Transportation Officer