

DEPUTY PLANNING OFFICER

APPLICATION NO.	2048/18
PROPOSAL	The application site is bound by Brookfield Road to the south west, 75-79 Old Kilmainham Road to the north and 28 Brookfield Road to the south and boundaries of rear gardens of the residential properties located on Cameron Square to the south east of the application site. The proposed development will consist of the construction of a temporary surface level car park for contractors/ construction staff of the new National Children's Hospital within the grounds of St. James' Hospital campus. The car park comprises a total of 75 no. spaces for a temporary period up to a maximum of three years and will be accessed from Brookfield Road. The proposal includes all associated site works.
LOCATION	Former Fodhla Printing Works site, Brookfield Road, Kilmainham, Dublin 8
APPLICANT	Brookfield Property Ltd 1, Clare Street, Dublin 2
DATE LODGED	11-Jan-2018
ZONING	, ,
APPLICATION TYPE	Permission

E.UF/NC
06/03/2018

ZONING

Z6 To provide for the creation and protection of enterprise and facilitate opportunities for employment creation

Proposed Development

The proposed development will consist of the construction of a temporary surface level car park for contractors/ construction staff of the new National Children's Hospital within the grounds of St. James' Hospital campus. The car park comprises a total of 75 no. spaces for a temporary period up to a maximum of three years and will be accessed from Brookfield Road. The proposal includes all associated site works.

Site Location

The application site is bounded by Brookfield Road to the south west, 75-79 Old Kilmainham Road to the north and 28 Brookfield Road to the south and boundaries of rear gardens of the residential properties located on Cameron Square to the south east of the application site.

Planning History

4179/15: Permission granted by DCC and on appeal to ABP for 14 no residential units and offices on site (not commenced)

5452/08 refers to the decision to grant planning for minor revisions only to previously permitted development under reg. ref. 6581/07 and consists of an ESB sub-station (141sqm), associated switch room (6.3sqm) and NTL room (4.2sqm) within the footprint of permitted office no. 1, such that the floorspace of office no. 1 reduces to c.114sqm so as to accommodate the sub-station and ancillary accommodation. These revisions occur on one level only; being lower ground floor where this fronts Brookfield Road. In addition, a minor adjustment is made to the location of the access gates to the car parking area off Brookfield Road, such that the gates are located further into the site; all on a site of c.0.25ha.

6581/07 refers to the decision to grant planning g permission for a mixed use development comprising 11no dwellings and 8 no. office units (1,585sqm) in 2 Blocks with 26 no car parking spaces at basement level with vehicular access via a new entrance off Brookfield Road at the northern end of the site

2774/06: refers to the decision to grant planning for a mixed use development consisting of eleven dwellings and office accommodation (c. 1,768m²) with residential element comprising north end block A (2-4 storeys in height with pedestrian access at street level from Brookfield Road and also from parking level, containing 8 units (5 no. two-bedroomed duplex apartments each with private gardens, a two-bedroomed triplex apartment with 2 roof terraces and 2 no. three-bedroomed triplex apartments each with 2 roof terraces)) and a 2-3 storey rectangular block C at the south end fronting Brookfield Road over parking level, containing 3 terraced dwelling houses (3 no. three-bedroomed dwellings each with roof terrace and internal courtyard); office accommodation comprising a 2-3 storey u-shaped office block B located above parking level in the central area between the two residential blocks A and C, comprising c.1,768m² office accommodation, with main entrance at front street level from Brookfield Road; proposal to include 46 car parking spaces provided and associated cycle parking spaces, with vehicular access to serve the development via a new c. 6.2m wide access off Brookfield Road and public open space in the form of a central courtyard, all on a site of c. 0.25 ha. The decision to grant permission was subsequently overturned by An Bord Pleanála following an appeal.

2215/05: refers to the decision to refuse planning permission for for mixed use development consisting of 24 dwellings, a retail unit and office/group medical suite accommodation; residential element to comprise a three-storey, four bedroomed detached house, a central rectangular block of three to four storeys over parking level containing eight two-bedroomed apartments and a four-to six-storey L-shaped block containing 15 units (a. one-bedroomed apartment, 11 no. two-bedroomed apartments, two no. two-bedroomed duplexes and a three-bedroomed duplex); development to include vehicular access to serve the development via a new c.9.7m wide access off Brookfield Road, all landscaping and site development works above and below ground, including the demolition of all extant buildings on the site (all being industrial uses); all on a site of c.0.25 hectares.

Pre-Planning

The applicants indicate that they had a meeting with the RTPD

Objections/ Observations

None received

Internal Reports

Drainage Division : No objection, in principle

The Roads and Traffic Planning Division: AI sought

Assessment

The subject site is located at former Fodhla Printing Co. Premises, The Printworks, on the east side of Brookfield Road between the rear entrance to St. James's Hospital and Old Kilmainham. The site has the benefit of an extant permission comprising of an office/ residential development, ref 4179/15. No works have commenced on foot of this permission.

The applicants have sought permission for the construction of a temporary surface level car park comprising of 75 car parking spaces. The applicants state that this proposal is for the use of contractors/construction staff of the new National Children's Hospital within the grounds of St. James' Hospital campus. The car park will be accessed via Brookfield Road.

The National Children's Hospital is currently under construction, permitted under an SID application, ref PL29S.PA0043. This application was accompanied by an EIS and was granted subject to a number of planning conditions, including details relating to Mobility Management and Construction Management. The applicants do not refer to these conditions within the content of the application, nor has the consent of the National Children's Hospital been submitted. These matters require clarification prior to any further consideration being given to the principle of the proposed development on site.

It is noted that the report received from Roads and Traffic Planning Division concur with this assessment and outlines that Additional Information should be sought on the issues referred to in this assessment.

RECOMMENDATION

I recommend that the applicant be requested to submit the following **Further Information**;

1. The Planning Authority is concerned that the proposed temporary car park would, if permitted, be at variance with the EIS submitted as part of the permission for the National Children's Hospital granted by An Bord Pleanála via PL29S.PA0043 and the conditions of same. The applicant is requested to demonstrate that the development will not be at variance with the EIS and the conditions of PL29S.PA0043. In this regard you are requested to submit confirmation from the National Children's Hospital and the contractor that the proposed temporary car park is required for construction staff.

2. The Planning Authority is concerned that the temporary car park, if not required for construction staff, may be used for commuter car parking which would be contrary to the permission granted for the National Children's Hospital. The applicant is requested to comment in this regard.