

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

APPLICATION NUMBER	2048/18
PROPOSAL	The application site is bound by Brookfield Road to the south west, 75-79 Old Ki
LOCATION	Former Fodhla Printing Works site, Brookfield Road, Kilmainham, Dublin 8
APPLICANT	Brookfield Property Ltd
DATE LODGED	11-Jan-2018
APPLICATION TYPE	Permission

The Roads Report is below

ROADS & TRAFFIC PLANNING DIVISION

22nd February 2018

LODGED PLAN NO: 2048/18 **DATE LODGED:** 11th January 2018

LOCATION: Former Fodhla Printing works site, Brookfield Road, Kilmainham, Dublin 8

PROPOSED: 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.

FOR: Brookfield Property Ltd

ROADS & TRAFFIC PLANNING DIVISION REPORT

RTPD Comments

Permission is sought for the construction of a temporary surface level car park on a site off Brookfield Road. The applicant indicates that the car park will be used by contractors/construction staff associated with the construction of the new National Children's Hospital within the grounds of St James's Hospital. Permission is sought for a temporary period up to a maximum of three years. The car park will comprise 75 no. spaces and will be accessed from an existing 5m vehicular access off Brookfield Road.

REPYletter

Permission was granted for the National Children's Hospital by An Bord Pleanála via PL29S.PA0043. It is noted that the EIS submitted as part of this application indicated that no staff parking for construction workers would be provided within the St. James's Campus. The EIS contained a Mobility Management Plan which outlined proposals for the construction stage targeted at construction workers. No reference was made therein for the need for a dedicated car park for construction staff. It is noted that Condition 6 of the permission required a Mobility Management Plan to be submitted and agreed in writing with the Planning Authority while Condition 9 required a Construction Management Plan to be submitted and agreed in writing. This division is concerned that the proposed development would be at variance with the EIS submitted as part of this application and the conditions of this permission. Furthermore, the applicant has not submitted any confirmation from the National Children's Hospital or the contractors that the proposed temporary car park is necessary. As such this division is concerned that the car park will be used for commuter car parking. It is considered that Additional Information should be sought to address these concerns.

Recommendations

It is recommended that Additional Information be requested in relation to the following:-

1. This division is concerned that the proposed temporary car park would 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 and to submit confirmation from the National Children's Hospital and the contractor that the proposed temporary car park is required for construction staff.
2. This division is concerned that if the proposed temporary car park is not required for construction staff it would 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.

Marie Down
Executive Planner

Brendan O'Brien
Acting Executive Manager (Traffic)