

**CS CONSULTING
GROUP**
DUBLIN - LONDON - LIMERICK

Planning & Property Development Department
Dublin City Council, Block 4, Floor 3
Wood Quay
Dublin 8

Sent By: Email

Job Ref: R064

A - GF

Date: 5-Jan-21

RE: Strategic Housing Development, Waterfront South Central, North Wall Quay, Dublin 1 (ABP 306158-19)

Parking and Access Statement

Cronin & Sutton Consulting Engineers (CS Consulting), as part of a multi-disciplinary design team, have been commissioned by Waterside Block 9 Developments Limited to develop a Parking and Access Statement to accompany a planning application for a proposed strategic housing development of 1,005no. apartment units, also including 1,894m² of commercial office space, a 450m² childcare facility, a gym/spa with a GFA of 1,529m², and restaurant/café/bar units with a combined GFA of 1,964m²; at North Wall Quay, Dublin 1. The proposed development shall include 176no. car parking spaces, located at basement level -3, with vehicular access to/from North Wall Avenue. The site of the proposed development forms part of City Block 9 within the North Lotts and Grand Canal Dock Strategic Development Zone.

Parking Provision

The proposed scheme shall include:

- 176no. car parking spaces at basement level -3, of which:
 - 10no. spaces shall be disabled-accessible
 - 10no. spaces shall be equipped with EV charging points
- 1,693no. bicycle parking spaces at lower ground floor level -1

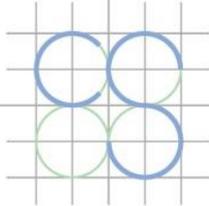
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- 10no. motorcycle spaces at basement level -3

A further 84no. publicly accessible bicycle parking spaces shall be provided at surface level within the development, bringing the development's total bicycle parking provision to 1,777no. spaces.

All car parking spaces within the proposed development shall be allocated for residents' use, equating to a mean average of 0.18 car parking spaces per residential unit.

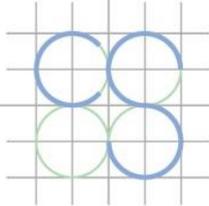
The development's provision of car, bicycle, and motorcycle parking is compliant with the *Dublin City Development Plan 2016–2022*. For further details, refer to the Traffic Impact Assessment report prepared by CS Consulting.

Vehicular Access

The proposed development incorporates a single level of basement car parking, which is to be accessed directly via a single ramp from a priority-controlled junction on North Wall Avenue, at the site's eastern boundary. The design of this access junction ensures that sightlines of at least 25m are achievable in both directions along North Wall Avenue for vehicles exiting the development, in accordance with the requirements of the *Design Manual for Urban Roads and Streets*. With the exception of emergency service vehicles, vehicular access to the interior of the development site at surface level shall not be permitted.

Pedestrian and Cyclist Access

Pedestrian and cyclist access to the open areas at the centre of the development shall be possible from North Wall Avenue, Mayor Street Upper, Castleforbes Road, and North Wall Quay, ensuring full north-south and east-west permeability of the development site. Direct pedestrian accesses to all development buildings shall also be provided on North Wall Avenue and on Mayor Street Upper. Segregated paths throughout the site shall provide safe movement for both pedestrians and cyclists.



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Public Realm and Pedestrian Facilities

The development layout design put forward improves the existing roads environs and ensures pedestrian permeability through the development site along both the north-south and east-west axes: the development includes a large open space at surface level, accessible to pedestrians and cyclists from North Wall Quay, North Wall Avenue, Mayor Street Upper, and Castleforbes Road.

The existing pedestrian crossing facilities at the site boundaries on North Wall Quay, North Wall Avenue, Mayor Street Upper, and Castleforbes Road shall be retained. Dropped kerbs and tactile paving shall also be provided at the development's vehicular access junction on North Wall Avenue.

Gordon Finn

Roads & Traffic Engineer

B.A., B.A.I. (Hons), M.A.I. (St.), M.I.E.I.

for Cronin & Sutton Consulting