



An
Bord
Pleanála

Inspector's Report (Addendum) ABP-317921-23

Development	Construction of 636 apartments and associated site works. Demolition of structures on site including Milltown Park House.
Location	Milltown Park, Sandford Road, Dublin 6, D06 V9K7.
Planning Authority	Dublin City Council
Planning Authority Reg. Ref.	LRD6026/23-S3
Applicant	Sandford Living Limited
Type of Application	Permission for Large Scale Residential Development
Planning Authority Decision	Grant permission
Type of Appeal	Third Party
Appellants	(1) Norwood Park Residents Association (2) Cherryfield Avenue Residents Association (3) Gwenda McInerney

Observations

- (1) Richview Residents Association
- (2) Emma Coveney
- (3) Margaret Harrington
- (4) Shay Madden
- (5) Nuala Naughton
- (6) Brenna Clarke
- (7) Dr. Graham Connon
- (8) Phil McEntee & Sam Clarke
Kavangh
- (9) Jerome White
- (10) Ann Hodgins
- (11) Milltown Residents Association
Committee
- (12) Colette Donlon
- (13) Barbara Young
- (14) Clare Doherty
- (15) Anna Conroy
- (16) Dr. Zita O'Reilly
- (17) Adrienne Candy
- (18) Ciaran Conroy
- (19) Helen Hyland
- (20) Alexander Conroy
- (21) Rachel Clarke
- (22) Jerome White
- (23) Dermot Murphy
- (24) Daniel Katz
- (25) Mary Lane
- (26) Louis McHugh
- (27) Ray Clarke

- (28) Roseanne Dillon
- (29) Gerard Duggan
- (30) Ciara & Ann Fahy
- (31) Eglinton Residents Association
- (32) Thomas & Helen Bittel
- (33) Aine Ryan
- (34) Stephanie Joy
- (35) M. Therese Garvey
- (36) Julie Ennis
- (37) Marty Hodgins
- (38) Christine O'Connor
- (39) John Barry
- (40) Poland Wong
- (41) Lochlann O'Connor
- (42) Aoife Lucey
- (43) Grace Maguire
- (44) Anne Fitzgerald
- (45) Sally Ann & Brian Littlemore
- (46) Sinead Egan
- (47) Liam Kilcullen
- (48) Olivia O'Reilly
- (49) Pdraig & Rosemary Hogan
- (50) Finn O'Drisceoil
- (51) Helene Byrne
- (52) Iseult Beatty
- (53) Paul Kinney
- (54) Helen Jakobsen
- (55) Ronan McKenna
- (56) Orla Grimes
- (57) Linda O'Nolan

- (58) David Sugrue
- (59) Harry & Pauline Woolfson
- (60) Samrat Paul
- (61) Susan & Con Flood
- (62) Kevin Wong
- (63) Francis Creedon
- (64) David Brophy & Tara Jennings
- (65) Michael Tolan
- (66) Niamh Vainberg
- (67) T.J. O'Keefe

05th December 2023

Date of Site Inspection

Inspector

Colin McBride

- 1.1 In response to a direction by the Board issued on the 04/12/23, the following is an addendum of the EIA section of my report (section 10) assessing the matter of Transportation in the consideration of Material Assets. This should read in conjunction with the planning report and Section 10 relating to EIA.
- 1.2 Material Assets – Traffic and Transportation: Chapter 15 of the EIAR addresses Transportation. The methodology for assessment is described and the receiving environment is outlined. Third parties have raised concerns in relation to the capacity of the surrounding road network. From an environmental perspective, the EIAR addresses these aforementioned matters in detail alongside potential construction and cumulative impacts. My assessment of Traffic and Transportation impact in Section 9.10 also considers these matters and I refer the Board to same.
- 1.3 In the case of the construction phase, the main construction entrance will be the new entrance location off Milltown Road with the existing Sandford Road entrance a secondary construction access and a construction period of up to 35 months anticipated. A Construction & Environmental Management Plan (CEMP) and Construction Traffic Management Plan (CTMP) would be implemented. Overall, it is considered that the impact of the construction phase on Traffic and Transport will be a temporary negative impact.
- 1.4 The operational phase impact is assessed with the cumulative traffic impact of other proposed developments in the area considered and included for in the traffic assessment. To accurately assess the impact of the proposed development in the future, the base traffic flows for the local network established by traffic surveys were expanded to the Year of Opening and the Design Years using the medium-range TII growth factors. An assessment of the local road network including a junction capacity analysis of a number of key junctions in the area was carried out. It is anticipated that there is likely to be a slight long-term traffic impact will be made on the local road environment stemming from residential and employee trips to and from the site. The analysis carried out indicates no concerns regarding junction capacity within the area. The cumulative traffic impact of other proposed developments in the area was

considered and included for in the traffic assessment. This provided for a robust assessment of the cumulative traffic impact of the proposed development.

- 1.5 Mitigation measures are outlined under section 15.6 of the EIAR and include for the construction phase construction management with an outline Construction and Environmental Management Plan (CEMP) and preliminary Construction Management Plan (PCMP) included with the application. For the operational phase measures include a parking strategy (car parking permit scheme), implementation of a Mobility Management Plan (MMP) to encourage sustainable travel practices (preliminary MMP included with the application), provision of appropriate pedestrian and cycling infrastructure and connectivity, and provision of car sharing with 10 no. car share spaces provided on site. Residual construction impacts are anticipated to be temporary in nature and neutral in impact. For the construction phase residual impact is anticipated to be short term and not significant.
- 1.6 I am satisfied that the traffic generated by the proposed scheme would not have a significant negative impact on the capacity of the surrounding network and that the site is located at an accessible location where alternative modes of transport such as public transport, walking and cycling can be availed of. The impact of construction traffic is temporary, can be accommodated for within the site boundaries and can be managed by the mitigation measures proposed. I have considered all of the written submissions made in relation to Traffic and Transportation. I note the reports of the planning authority and the submission from the NTA which raised no objection in principle. I am satisfied that the identified impacts would be avoided, managed and mitigated by the measures which form part of proposed scheme, and through suitable conditions. I am therefore satisfied that the proposed development would not have any significant adverse direct, indirect or cumulative effects in relation to Traffic and Transportation.
- 1.7 I would highlight that my recommendation in relation to this case as outlined in the planning report dated 20th November 2023 is unchanged.

Colin McBride
Senior Planning Inspector

05th December 2023

