

Strategic Housing Development At Swords Road, Whitehall, Dublin 9

Site Servicing and Operation Plan / Operational Service
Management Plan (including Swept Path Analysis)

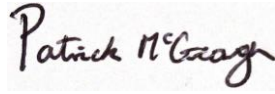
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Table of Contents

1.	Introduction.....	5
1.1	Background.....	5
1.2	Development Proposals.....	5
2.	Site Servicing and Operation Plan	6
2.1	Service Area / Access Details	6
2.2	Delivery Management.....	6
2.3	Anticipated Deliveries / Collections.....	6
2.4	Autotracking.....	7
	Appendix A – Proposed Site Layout.....	8
	Appendix B – Autotracking Analysis.....	9

Figures

No table of figures entries found.

Tables

No table of figures entries found.

1. Introduction

1.1 Background

AECOM have been commissioned by Eastwise Construction Swords Limited. to provide a Site Servicing and Operation Plan in support of a planning application to An Bord Pleanala for a proposed Strategic Housing Development (SHD) on a site located off Swords Road, Whitehall, Dublin 9.

1.2 Development Proposals

The proposed development comprises 472 no. residential apartments, comprising of the following breakdown:

- 32 no. studio apartments;
- 198 no. 1-bedroom apartments;
- 233 no. 2-bedroom apartments; and
- 9 no. 3-bedroom apartments.

In addition, the scheme includes for a crèche (445.8 sqm) and café (99.0 sqm). As part of the scheme, it is proposed to provide 337 car parking spaces (277 at basement level and 60 at grade) and 982 no. cycle parking spaces (732 long stay and 236 short stay spaces) Inclusive of 14 no. cargo bike spaces. In respect of the proposed site access arrangements, AECOM have engaged with Dublin City Council (DCC) and the National Transport Authority (NTA) to agree a junction layout arrangement which would not impede the delivery of the future BusConnects scheme along the Swords Road, Core Bus Corridor 2. Swords to City Centre. The proposed SHD is located approximately 3.9km from Dublin City Centre and approximately 3.4km from the M50 Junction 3.

The development has a dedicated bin storage area on the ground floor, as shown in **Appendix A**.

2. Site Servicing and Operation Plan

2.1 Service Area / Access Details

The main vehicular access point into the development is via the Swords Road / Iveragh Road / Site Access signalised junction. The proposed site access has been designed to facilitate the access of service and delivery vehicles. The site access point will feature buff coloured tactile paving and push button units to facilitate safe crossings for pedestrians travelling north or south along Swords Road.

There is a secondary access onto the Swords Road, situated 150m south (approximately) from the main access but this is for use in emergency only, as shown in AECOM Drawing PR379360-ACM-XX-XX-DR-CE-10-0103.

The majority of the bin storage area is proposed to be located within the basement car parking area, which is accessed via a vehicular ramp. The internal basement car park has not been designed to cater for a refuse lorry to access the basement. Consequently, an electric bin mover trolley will be required to transport the refuse bins from the basement to the surface level, it is anticipated that this will be undertaken by the management company of the residential complex. At surface level, a designated area for a refuse lorry is illustrated on the architect's layouts.

2.2 Delivery Management

Servicing of the site is proposed to be managed as follows:

- A Service Manager will be appointed from the Building Management Team who will be responsible for agreeing the refuse collection times and regular maintenance of the development.
- The Service Manager will ensure that the refuse collection point and service lobby access are unobstructed at all times.
- The premises will be supported by a secure bin storage area which will be accessed by Dublin City Council weekly to collect waste and empty bins. Refuse collection operations will be programmed in line with local waste collection arrangements.
- Refuse collection will be loaded directly from the bin store to avoid the possibility of materials being deposited in public areas.
- When the apartments become occupied, the Service Manager will monitor the servicing arrangements at the development. Should any recurrent problems arise, the servicing arrangements shall be reviewed.

2.3 Anticipated Deliveries / Collections

Waste Generation has been estimated in the Operational Waste Management Plan included in the application and produced by AWN consulting, indicating waste arisings, waste storage and waste collection requirements anticipated for the proposed development. In line with this report, the proposed development's Vehicular collections and maintenance are anticipated as follows:

1. Refuse Collection
 - It is recommended that waste collection days/times are staggered for the different waste types (Non-Recyclable, Dry Mixed Recyclable, Organic Waste and Glass) to reduce the number of bins required to be presented for collection/emptying at the collection point at any one time
 - Vehicle – Maximum size of 10.2m 3-axle refuse vehicle.
2. Plant and Building Maintenance
 - Frequency – Once yearly and also when required; co-ordinated by the Service Manager and maintenance contractor.
 - Vehicle - 8.0m maintenance vehicle (box van).
3. Deliveries (café)

- Frequency – anticipated as once a week, or when required; co-ordinated by the Service Manager.
- Vehicle - 8.0m delivery vehicle (box van).

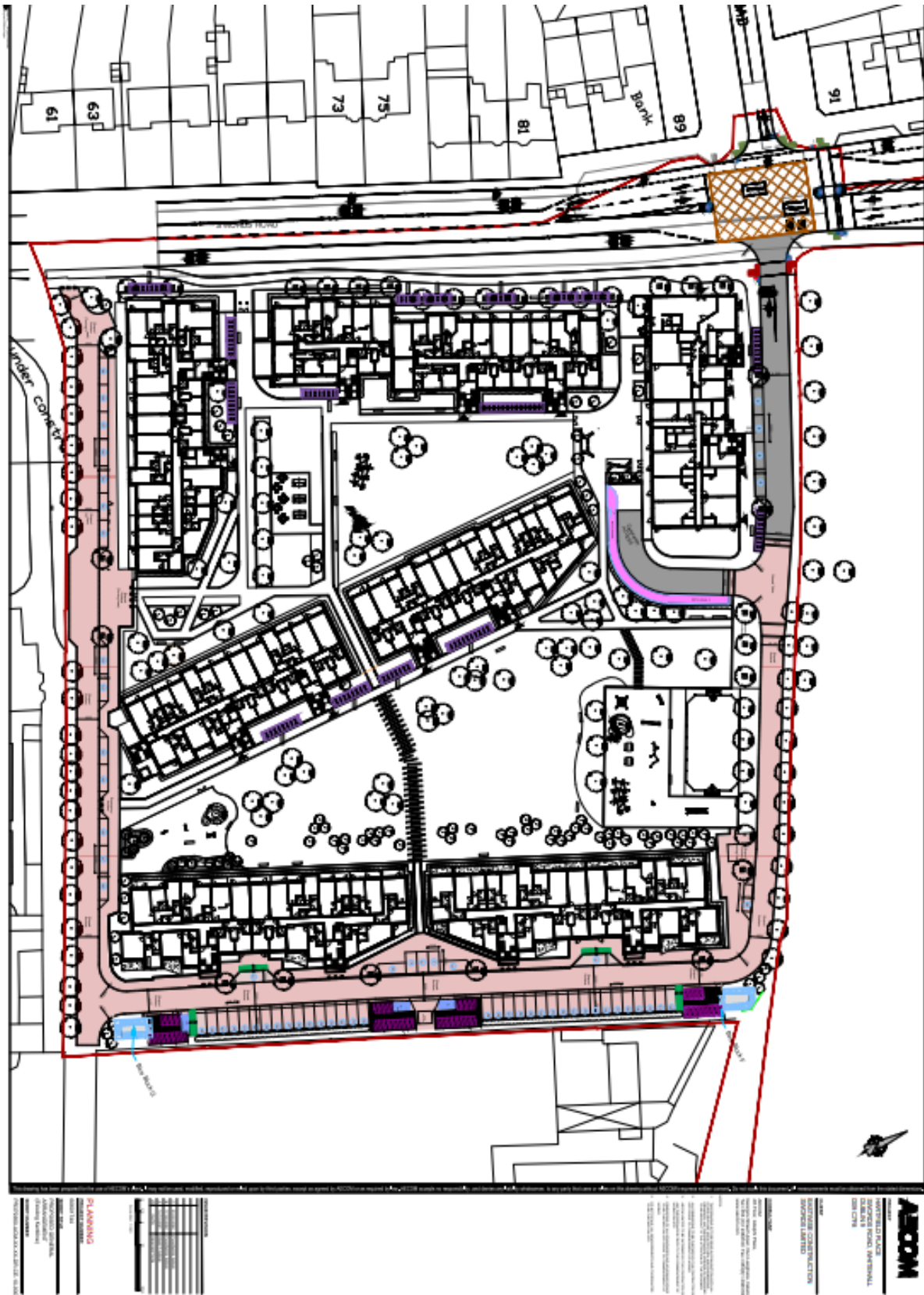
2.4 Autotracking

The internal basement car park has not been designed to cater for a refuse lorry to access the basement. Therefore bins will be transported by manual or other means to the surface level. For example there are electric bin movers that provide bin towing solutions that will allow the bins to be moved to the surface. This work will be undertaken by the management company of the residential complex.

There is an area at surface close to the creche. This has 4 parking spaces that would be part coned off at the time of bins collections (off peak time). This work would be undertaken by the management company and would allow bins to be loaded into the bin lorry.

This is illustrated AECOM drawing PR379360-ACM-XX-XX-DR-CE-10-0102. It is proposed that the bin lorry will be able to turn at the hammerhead located to the north along the site access road, as illustrated on AECOM drawing PR379360-ACM-XX-XX-DR-CE-10-0102.

Appendix A – Proposed Site Layout



Appendix B – Autotracking Analysis

