



**To the Members and Chairperson  
Of the Central Area Committee**

**1<sup>st</sup> May, 2018**

**With reference to Part 8 of the Planning and Development Regulations 2001  
Motorway Operation & Control Building, East Wall Road**

---

The proposed Part 8 development was put on public display from 7th March 2018 for a period of 4 weeks. Plans and particulars of the scheme were available for inspection and on display in the Civic Offices, Wood Quay.

The closing date for submissions or observations was Wednesday 25<sup>th</sup> April, 2018.

**Sponsoring Dept**

Environment & Engineering Department, Dublin City Council

**Proposed Development**

A two storey extension to the existing Tunnel Control Building used for the operation and maintenance of the Dublin Port Tunnel which is owned by Dublin City Council and operated by Transport Infrastructure Ireland.

The expanded building will house the Motorway Operations Control Centre. The extension footprint is approximately 270m<sup>2</sup> and it will have a gross floor area of approximately 510m<sup>2</sup>.

In addition, there will be modifications to the existing internal road layout, parking and landscaping within the site, including the relocation of existing security gates and the incorporation of additional parking spaces to replace existing spaces within the footprint of the extension.

**Observations:**

Third Parties: None received

Prescribed Bodies: None received

**Interdepartmental Reports**

Drainage Division: No objection and recommends conditions

Roads & Traffic Planning Division: No objection and recommends conditions

**Planning Assessment:**

The proposed development comprises of a two storey extension to the existing building with a footprint of 270m<sup>2</sup>. The rationale for the extension is stated as being to facilitate the increased level of functionality and number of services required for motorway operations. The building combines Motorway Traffic Control Centre, IT infrastructure and ancillary spaces to facilitate the management of the Motorway Operation Services project.

The extension would have a maximum height of approximately 11metres and the external finishes of the flat roof structure would comprise of powered coated panels and fins, glazing, zinc cladding and curtain walling. The materiality of the extension would be in keeping and harmonise with the existing building. The extension would be located approximately 90m from the nearest residential properties which are located on the southern side of East Wall Road.

The extension would be visible on approach from East Wall Road and also from East Road; however it is considered that the extension would not adversely impact on the scale and character of the existing building or would it adversely affect the visual amenities of the area.

It is also proposed to alter the car park area. The footprint of the extension will impact on the existing parking arrangement by removing 4 standard parking spaces and 2 disabled spaces. Replacement of the disabled spaces will be provided in the existing car park. An additional 2 disabled spaces will be provided while 4 standard spaces will be lost to accommodate the 4 disabled spaces to comply with development plan standards. The car park will be extended eastwards into the landscaped area to provide the shortfall.

#### **Appropriate Assessment**

An Appropriate Assessment (AA) screening, undertaken by Roughan & O'Donovan, was prepared in accordance with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC), Regulations 42 and 43 of the Nature Regulations, Part XAB of the Planning and Development Acts, the relevant case law and the precautionary principle. The screening exercise concluded that the project, either individually or in combination with other plans and projects, is not likely to have a significant effect on any Natura 2000 site.

#### **Conclusion**

It is considered that the development as proposed accords with the policies and objectives contained within the City Development Plan 2016-2022 and with the proper planning and sustainable development of the area. Therefore, it is recommended that the proposed development should proceed subject to the requirements of the respective Divisions.

It is our intention to bring this Part 8 to the City Council for approval.

**Karen Kennedy**  
**Senior Executive Engineer**

