

Fingal County Council
County Hall, Main Street
Swords, County Dublin
K67 X8Y2

Sent By: Upload

Job Ref: C215

A - FB, GL, NB

Date: 21-May-25

**RE: Further Information Response in relation to Planning Reference LRD0046/S3
at the Former Teagasc Research Centre, Malahide Road, Kinsealy, Dublin 17.**

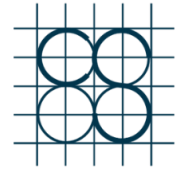
INTRODUCTION

This further information response document has been prepared by Cronin & Sutton Consulting Engineers (CS Consulting) on behalf of the applicant The Land Development Agency in relation to Planning Reference LRD0046/S3 at the Former Teagasc Research Centre, Malahide Road, Kinsealy, Dublin 17.

This document addresses engineering related items of the request for further information issued on the 10th of April 2025 by Fingal County Council (FCC) in respect of the above development application, and should be read in conjunction with the following drawings and reports that accompany it;

- **DRAWINGS**

- C215-CSC-00-XX-DR-C-0004 and C215-CSC-00-XX-DR-C-0005
- C215-CSC-00-XX-DR-C-0006 and C215-CSC-00-XX-DR-C-0007
- C215-CSC-00-XX-DR-C-0008 and C215-CSC-00-XX-DR-C-0009
- Drawing C215-CSC-00-XX-DR-C-0011
- Drawing C215-CSC-00-XX-DR-C-0021
- Drawing C215-CSC-00-XX-DR-C-0023
- Drawing C215-CSC-00-XX-DR-C-0037
- Drawing C215-CSC-00-XX-DR-C-0038



ITEM 1 OF THE REQUEST FOR FURTHER INFORMATION:

Following an assessment of the submitted plans and details by the Local Planning Authority, it is considered the following technical issues relating to Transportation are required to be addressed by the applicant:

The applicant is invited to consult with the Transportation Planning Section if any further clarification is required on the items listed [below], who can be contacted at planning@fingal.ie.

We confirm that CS Consulting met with the Transportation Planning Section on the 17th April 2025 via Microsoft Teams and had subsequent correspondence via email clarifying the Items listed below.

ITEM 1.I) OF THE REQUEST FOR FURTHER INFORMATION:

The applicant is requested to give further consideration to the details of:

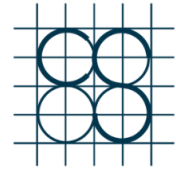
The vehicular entrance to the south, adjacent to the St Nicholas of Myra NS, and the adjacent boundary treatment; and provide a dedicated sightline drawing demonstrating all works required in order to achieve the sightlines, and if a letter of consent is required from a 3rd party landowner, then this should be provided. If it is not clearly demonstrated that the required sightlines can be achieved, and in the absence of such information the development would be considered a traffic hazard.

IN RESPONSE TO ITEM 1.I) OF THE RFI:

CS Consulting have met with representatives of Fingal County Council Transportation Planning Department to discuss the above request and Drawing C215-CSC-00-XX-DR-C-0038 was subsequently issued to the Transportation Planning Department for review, and is submitted with this response. The drawing outlines the reduction in height of the existing pier and fence line within the sightline to the north of the entrance to a height of 700mm above the existing footpath.

An updated letter of consent has been received from the landowners of the adjacent lands indicating that the measures outlined on the drawing are acceptable.

The Transportation Planning Department reverted confirming this approach aligns with their request for further information, see email appended to rear of this document.



ITEM 1.II) OF THE REQUEST FOR FURTHER INFORMATION:

The applicant is requested to further consider the details of the proposed vehicular access to house number C1 directly off the Malahide Road; the Transportation Planning Section considers this vehicular entrance to be not acceptable due to the existing road configuration of the R107, and we would consider this to constitute a traffic hazard. In addition to being cognisant of the requirements of the LAP in relation to entrances onto the Malahide Road.

IN RESPONSE TO ITEM 1.II) OF THE RFI:

The proposed vehicular access for house no. C1 has been omitted, and an alternative parking space has been provided for this dwelling within the development, accessible from the proposed internal road network. Please refer to CS Consulting Drawing No. C215-CSC-00-XX-DR-C-0004 for the modified internal road layout of the development.

ITEM 1.III) OF THE REQUEST FOR FURTHER INFORMATION:

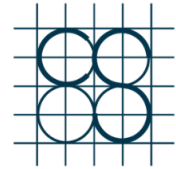
The applicant is requested to further consider the layout of the 'shared cycle/pedestrian route/greenway' that runs north-south on the eastern side of the site, so that it provides continuous connectivity in the south-western direction, adjacent to the proposed access road, to connect up to the Malahide Road and the vicinity of the St. Nicholas of Myra National School; and it is recommended that the applicant give further consideration to providing a continuous greenway to the South of 'road 2' and 'road 3' (as numbered in the engineering/roads drawings), so that the greenway is uninterrupted and does not share any section with vehicular traffic.

IN RESPONSE TO ITEM 1.III) OF THE RFI:

The proposed greenway route has been updated to include a dedicated connection between the sections to the north and south of the site, segregated completely from vehicular traffic. Please see Drawings C215-CSC-00-XX-DR-C-0004 and C215-CSC-00-XX-DR-C-0005 for the updated general arrangement of development.

ITEM 1.IV) OF THE REQUEST FOR FURTHER INFORMATION:

The applicant is requested give further consideration to providing a continuous footpath along the western side of 'road 7' (as numbered in the roads/engineering drawings), in order to provide a dedicated continuous footpath connectivity through the centre of the development in the north-



south direction (i.e. continuous footpath connectivity along roads 6, 7 and 1). The Transportation Planning Section considers that there would be a strong pedestrian desire line in this direction through the development and would have a strong preference that a dedicated footpath is provided, with associated tactile paving etc.

IN RESPONSE TO ITEM 1.IV) OF THE RFI:

Following the meeting held with the Transportation Planning Department on the 17th April 2025, the above item was discussed and it was agreed that the footpath requested could be placed on the eastern side of Road 7. Please see Drawings C215-CSC-00-XX-DR-C-0004 and C215-CSC-00-XX-DR-C-0005 for the updated general arrangement of development that now shows a continuous footpath connectivity from Road 6, 7 and 1.

ITEM 1.V) OF THE REQUEST FOR FURTHER INFORMATION:

The applicant is requested to further address the Issue 6.8 contained in the submitted 'Road Safety Audit Stage 1' and provide further developed details of a dedicated pedestrian crossing of the 'R107 Road'/'Malahide Road' adjacent to the proposed pedestrian access/bus stop. The Transportation Planning Section has a strong preference that this infrastructure would be a signal-controlled pedestrian crossing.

IN RESPONSE TO ITEM 1.V) OF THE RFI:

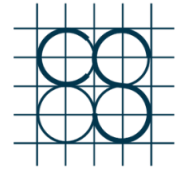
CS Consulting have met with representatives of Fingal County Council Transportation Planning Department to discuss the above request and Drawing C215-CSC-00-XX-DR-C-0037 was subsequently issued to the Transportation Planning Department for review, and submitted herewith.

The drawing outlines a dedicated signalised pedestrian crossing on the R107/Malahide Road.

The Transportation Planning Department reverted confirming this approach aligns with their request for further information, see email appended to rear of this document.

ITEM 2.IV) OF THE REQUEST FOR FURTHER INFORMATION

The applicant is requested to provide adequate space for the proposed SuDS feature located to the east of house 90 and north of the playground in order that it does not require to be fenced off from the public and can be safely maintained. The applicant shall also demonstrate that the slopes to the proposed SuDS feature located in the north-eastern corner of the site has 1:5 slopes.



IN RESPONSE TO ITEM 2 (v) OF THE RFI:

In regards to the SuDS feature to the east of House 90 it was agreed within the design team to relocate this feature away from this area and has now been located to the west of the proposed playing pitch and Road 1. Please see Drawing C215-CSC-00-XX-DR-C-0011, indicating the new location of this SuDS feature.

In relation to the SuDS feature in the north-eastern corner of the development site, please see drawings C215-CSC-00-XX-DR-C-0011 and C215-CSC-00-XX-DR-C-0021 indicating the slopes of the basin to be 1:5 as requested.

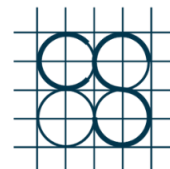
We trust the above is in order, should you have any further queries please do not hesitate to contact the undersigned.

Gary Lindsay

Associate Director

BE, CEng, MIEI

for Cronin & Sutton Consulting



Appendix A

Correspondence with Fingal County Council Planning and Strategic Infrastructure Department

From: Shane Comaskey <Shane.Comaskey@fingal.ie>
Sent: Thursday, May 15, 2025 2:41:47 PM
To: Gary Lindsay <gary.lindsay@csconsulting.ie>
Cc: CCK Pamela Gill <pamelagill@cck.ie>; Fionnan De Burca <Fionnan@csconsulting.ie>; CCK Ciara OSullivan <ciaraosullivan@cck.ie>; Niall Barrett <niall.barrett@csconsulting.ie>; Carol Hurley <Carol.Hurley@fingal.ie>; Philip Mansfield <Philip.Mansfield@fingal.ie>
Subject: FW: LRD0046/S3: Former Teagasc Site, Malahide Road, Kinsealy

Hi Gary,

Please note that advice or opinions offered at consultations is given in good faith and cannot prejudice the determination of a subsequent planning application in accordance with Section 247 of the Planning and Development Act, 2000.

The approach taken in the attached drawings generally aligns with what was requested to be addressed by the Transportation Planning Section in items 1(i) and 1(v); and I have no further comment to add at this stage.

In regard to the query about a letter of consent, I will look into this and get back to you as soon as possible.

Kind regards,

Shane Comaskey

Executive Engineer | Planning and Strategic Infrastructure Department

Fingal County Council | County Hall, Main St., Swords, Co. Dublin, Rep of Ireland, K67 X8Y2

E: shane.comaskey@fingal.ie

From: Gary Lindsay <gary.lindsay@csconsulting.ie>
Sent: 15 May 2025 12:56
To: Shane Comaskey <Shane.Comaskey@fingal.ie>
Cc: CCK Pamela Gill <pamelagill@cck.ie>; Fionnan De Burca <Fionnan@csconsulting.ie>; CCK Ciara OSullivan <ciaraosullivan@cck.ie>; Planning Department <Planning@fingal.ie>; Niall Barrett <niall.barrett@csconsulting.ie>
Subject: LRD0046/S3: Former Teagasc Site, Malahide Road, Kinsealy

CAUTION: This email originated from outside of Fingal County Council. Do not click on links or open attachments unless you are satisfied of the email's authenticity.

Shane,

Further to telephone call earlier and previous meeting please find attached the FI Request for the above referenced project.

Item 1 pertains to Transport Items and the main items we are looking to confirm with you are Items 1(i) and 1(v).

Item 1(i) is in relation to the sightline at the southern entrance. Please see attached drawing C215-CSC-00-XX-DR-C-0038 indicating. Our proposal is to drop the existing piers and fenceline to the north to 700mm high. This matches the first three piers to the south of the entrance/exit of the educate together school.

Item 1(v) is regarding a signalised crossing on the Malahide Road at the western end of the greenway through our development. Attached is drawing C215-CSC-00-XX-DR-C-0037 indicating a signalised crossing at this point.

If you could please review and revert if you have any comments as the LDA are looking to respond to the RFI as soon as possible.

One further query is in regard to obtaining a letter of consent to carry out the works for the signalised crossing. Would you be able provide this consent letter or point us in the direction of who can?

Thanking you in advance,

GARY LINDSAY | ASSOCIATE DIRECTOR

CHARTERED ENGINEER

BE, CEng, MIEI

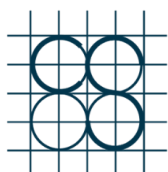
E: gary.lindsay@csconsulting.ie **M:** 0870949419

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