



BARRETT MAHONY
CIVIL & STRUCTURAL
CONSULTING ENGINEERS

**Outline Car Park
Management Strategy**

Project:

Site 10 SHD – Northern Cross

Job No.

21.154

DOCUMENT CONTROL

Project: Site 10 SHD – Northern Cross

Project No: 21.154

Document Title: Outline Car Park Management Strategy

Document No. 21.154-RP-08

DOCUMENT STATUS

Issue	Date	Description	Orig.	PE	Issue Check
PL1	10.08.2021	Draft	KB	MH	MH
PL2	26.11.2021	PAC Issue Draft	KB	MH	MH
PL3	02.12.2021	PAC Issue	KB	MH	MH
PL4	10.06.2022	Draft Planning Issue	KB	MH	MH
PL5	04.07.2022	Planning Issue	KB	MH	MH
PL6	11.08.2022	Planning Issue	KB	MH	MH

© Copyright Barrett Mahony Consulting Engineers. All rights reserved.

The report has been prepared for the exclusive use of our client and unless otherwise agreed in writing by Barrett Mahony Consulting Engineers no other party may use, make use of or rely on the contents of this report. The report has been compiled using the resources agreed with the client and in accordance with the scope of work agreed with the client. No liability is accepted by Barrett Mahony Consulting Engineers for any use of this report, other than the purpose for which it was prepared. Barrett Mahony Consulting Engineers accepts no responsibility for any documents or information supplied to Barrett Mahony Consulting Engineers by others and no legal liability arising from the use by others of opinions or data contained in this report. It is expressly stated that no independent verification of any documents or information supplied by others has been made. Barrett Mahony Consulting Engineers has used reasonable skill, care and diligence in compiling this report and no warranty is provided as to the report's accuracy. No part of this report may be copied or reproduced, by any means, without the written permission of Barrett Mahony Consulting Engineers.

Prepared by:

BMCE

52-54 Lower Sandwith Street
Dublin 2
D02WR26

Prepared for:

Camgill Property a Tri Limited

88 Harcourt Street
Dublin 2
D02DK18



BARRETT MAHONY
CONSULTING ENGINEERS
CIVIL & STRUCTURAL
www.bmce.ie



CONTENTS

1. INTRODUCTION	3
2. CAR PARKING MANAGEMENT OBJECTIVES	5
2.1 OBJECTIVE 1	5
2.2 OBJECTIVE 2	5
2.3 OBJECTIVE 3	5
2.4 OBJECTIVE 4	5
2.5 OBJECTIVE 5	5
2.6 OBJECTIVE 6	5
3. MOBILITY MANAGEMENT AND RESIDENTIAL TRAVEL PLANNING.....	5
4. PARKING FACILITIES	5
5. CAR PARK MANAGER	6
6. ELLIGIBILITY TO USE CAR PARKING	6
7. CAR PARKING MANAGEMENT STRATEGY	6
8. MAXIMISING EFFICIENT UTILIZATION OF EXISTING CAR PARKING FACILITIES	8
9. ACCESS CONTROL, SECURITY & SIGNAGE.....	8
10. COMPLIANCE AND ENFORCEMENT	9
11. GENERAL DATA PROTECTION REGULATIONS.....	10
12. COMMUNICATIONS.....	10

1. INTRODUCTION

- 1.1** Barrett Mahony Consulting Engineers have been commissioned by Camgill Property A Tri Limited, to provide an Outline Car Park Management Strategy 'CPMS' for the proposed Site 10 SHD at Mayne River Avenue, Northern Cross, Malahide Road, Dublin 17. The CPMS has been specifically requested by DCC Transportation Planning Division. It is intended that this is a live document and will be assessed and updated throughout the life cycle of the project, from planning stage, through to ongoing occupation of the building.
- 1.2** The development comprises of 156 no. residential units in 2 no. apartment blocks. Block 10A, containing 71 no. apartments, has a height of part eight and part ten storeys, and Block 10B, containing 85 no. apartments, has a height of part ten and part eleven storeys, all above a common basement area. The unit mix consists of 75 no. 1 beds and 81 no. 2 beds (32 no. 1 bed units and 39 no. 2 bed units within Block 10A, and 43 no. 1 bed units and 42 no. 2 bed units within Block 10B).
- 1.3** The development includes a total of 94 no. car parking spaces (49 no. at surface level and 45 no. at basement level) and 322 no. bicycle parking spaces (78 no. visitor spaces at surface level and 244 no. secure spaces at basement level). Access to the development is provided from Mayne River Avenue to the south and from Mayne River Street to the east (road extension currently under construction under ABP Ref.: 307887-20).
- 1.4** Bin stores, plant rooms, ancillary residential facilities, storage rooms and block cores are located at basement level. The proposed development includes private amenity space in the form of balconies / terraces for all apartments, public and communal open space, including external communal roof terraces at 8th floor level of Block 10A and 10th floor level of Block 10B, children's play area, PV panels and green roofs at roof level of both blocks, the provision of new telecommunications infrastructure at roof level of Block 10B including shrouds & antennas (6 no. antennas, enclosed in 2 no. shrouds together with all associated equipment), foul and surface water drainage, hard and soft landscaping, lighting, an ESB Substation and all associated and ancillary site works.
- 1.5** The block forms part of the wider development of Northern Cross urban centre, which was constructed between 2000 to date, and includes a hotel, office blocks and several mixed-use apartment blocks with ground floor retail.
- 1.6** The site is bound by an existing office building (Rosemount House) to the south, the Mayne River corridor to the north, the Site 2 development site and nursing home building to the east and undeveloped lands and the Bewley's factory to the west.
- Figure 1-1 indicates the general location for the proposed development within the north city area.
- 1.7** Refer to the drawings accompanying this application for the car parking layout and numbering.

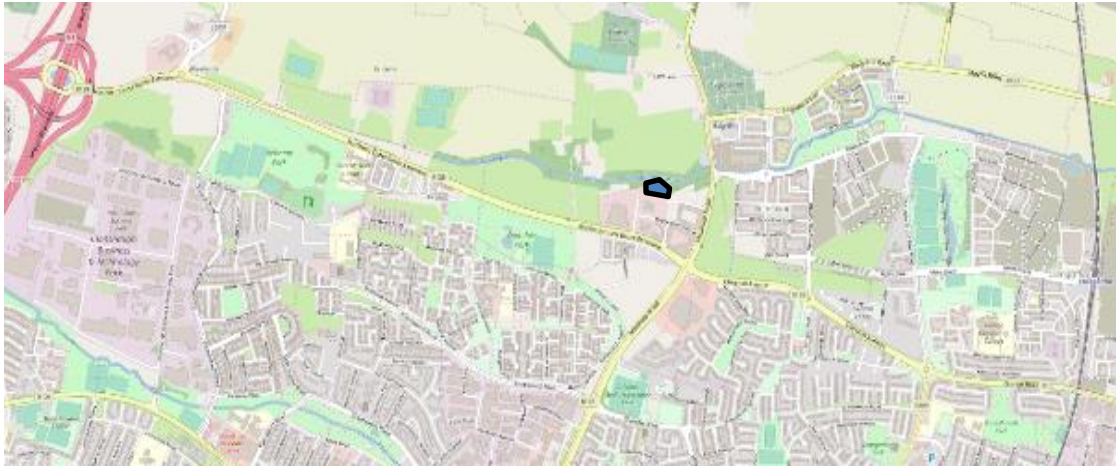


Figure 1-1: General site location within north city area

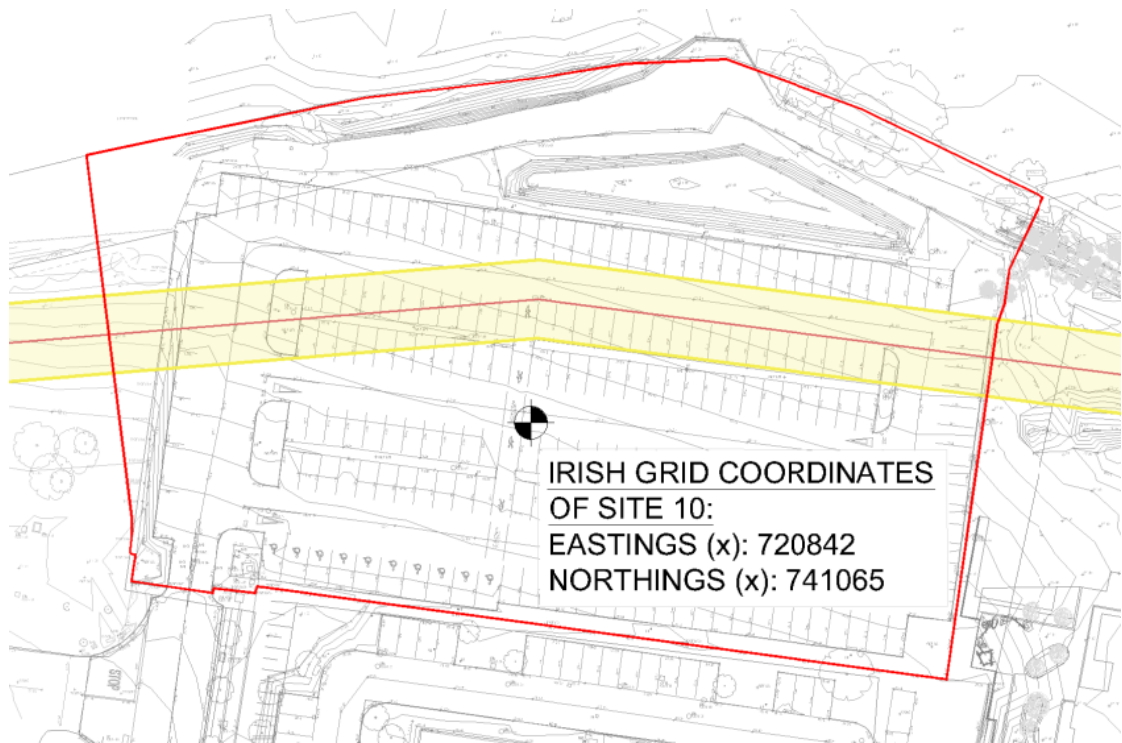


Figure 1-2: General site location within Northern Cross Development

2. CAR PARKING MANAGEMENT OBJECTIVES

2.1 OBJECTIVE 1

Provide safe, clean, well-lit, and well-maintained car parking facilities for the residents of (and visitors to) the proposed Site 10, Mayne River Avenue, Northern Cross, Malahide Road, Dublin 17.

2.2 OBJECTIVE 2

Utilize existing car parking facilities in the most efficient way possible, to get best use of the parking resources on a 24/7 basis, to the benefit of the maximum number of residents. Reduce the inefficient use of spaces and reduce 'vacant time' for car spaces.

2.3 OBJECTIVE 3

Mitigate the risk of illegal parking within the development.

2.4 OBJECTIVE 4

On an ongoing basis, investigate and assess the use of established and new technology to aid in the efficient management of the available car parking resources.

2.5 OBJECTIVE 5

Liaise with the Management Companies and Managing Agents within the wider Northern Cross development and the Clarehall / Belmayne / Clongriffin district regarding car parking matters, including common goals and new initiatives, potential operation and maintenance cost efficiencies, identification and availability of under-utilised car parking resources in the area, security matters.

2.6 OBJECTIVE 6

Ensure that the Management Company rules have a dedicated section relating to the use of car parking spaces and bicycle parking spaces, and that same is consistent with the strategies set out herein.

3. MOBILITY MANAGEMENT AND RESIDENTIAL TRAVEL PLANNING

3.1 This document is not a mobility plan (MMP), nor is it a residential travel plan (RTP). Separate MMP and RTP documents have been prepared for this development and those should be referred to.

3.2 This outline CPMS focuses on proposed measures to efficiently manage the proposed physical parking infrastructure.

4. PARKING FACILITIES

4.1 The proposed car parking facilities at Site 10, comprise the following:

Car Spaces

45 No. car parking spaces in the basement (including 5 No. disabled spaces and x 10% spaces fitted with electric vehicle charging points)

49 No. car parking spaces at surface level

94 No. car parking spaces in total

Bicycle Spaces

244 No. secure spaces in the basement

78 No. visitor spaces at surface level

322 No. cycle parking spaces in total.

5. CAR PARK MANAGER

- 5.1** The proposed Site 10 development will have a Management Company and Board of Directors, set up in accordance with the Multi-Units Development Act 2011.
- 5.2** The Management Company will appoint a Managing Agent to deal with the day to day operation and maintenance of the development.
- 5.3** The Managing Agent will fulfil the role of Car Park Manager and will ultimately be responsible for management of all aspects related to car parking.
- 5.4** The Managing Agent may decide to engage the services of a specialist car park management company to run certain aspects of the car park management.

6. ELIGIBILITY TO USE CAR PARKING

- 6.1** Only residents of the development shall be eligible to use a 'resident' car parking space.
- 6.2** A resident is defined as an owner or a tenant, who's primary residence is within Site 10.

7. CAR PARKING MANAGEMENT STRATEGY

The car parking spaces will be managed in the following manner:

- 7.1** All spaces are numbered as per the attached drawing.
- 7.2** All car spaces shall be retained in the ownership of a Management Company.
- 7.3** Car spaces can be leased to residents by the Management Company. The duration of leases shall be a for a minimum of 1 month and a maximum of 12months, after which the lease can be renewed at the discretion of the Management Company and their agents, and subject to availability and demand, and strictly in accordance with the rules of the Car Park Management Strategy in force at that time.
- 7.4** Upon completion of the construction phase of the development, and as the occupation commences, the available car spaces will be leased to residents on a first come, first served basis.
- 7.5** Not all residents shall have access to a car park space at any given time.
- 7.6** A maximum of one car space can be used per apartment at any one time (e.g. two residents within the same apartment cannot have use of two or more car parking spaces).

- 7.7** When a resident is allocated the use of a car space, the car space will be linked to a single vehicle only and the resident must be the owner, leaser or primary beneficial user of that vehicle, and documentary evidence of this shall be required to be provided by the resident, to the Managing Agent, as a pre-requisite to the use of the car park space.
- 7.8** A resident cannot park multiple vehicles in their designated parking space.
- 7.9** A resident is not permitted to allow any other vehicles (whether owned by residents or not) to use their parking space.
- 7.10** Disabled car spaces can be leased to non-disabled residents, by the Management Company, should there not be the demand for the spaces from disabled residents.
- 7.11** Disabled car spaces shall be leased to disabled residents, upon presentation of a valid disabled parking permit, as issued by the Disable Drivers Association on behalf of Department of Transport.
- 7.12** The management of bicycle parking is commonly overlooked. Bicycle parking will only be well utilised, if the spaces are seen by residents to be secure, well lit, clean, and tidy. The Car Park Manager will ensure that the bicycle facilities are maintained to a high standard. The Car Park Manager shall have the ability, following due notice to residents, to remove and dispose of abandoned bicycles. Bicycles shall not be permitted inside the lifts, stairwell, and internal common areas of the building.
- 7.13** Where EV parking is provided within the development, a management regime may be required for “common” EV spaces to ensure no long-term parkers. Depending on the chosen means of charge point provision, this could be attended to by way of punitive kWh charges for charging beyond a particular time frame.
- 7.14** All vehicles must be properly parked within their designated bay. Consistent failure to do so, may result in the suspension or termination of the parking lease, at the discretion of the Car Park Manager and/or the Management Company.
- 7.15** The Car Park Manager may authorise parking areas to be temporarily cordoned and dedicated for specific and temporary operational and maintenance purposes.
- 7.16** Parking is prohibited specifically in the following areas, locations, or circumstances:
- a. On yellow lines or areas hatched with lines.
 - b. In front of entrances to buildings
 - c. In a location which blocks entry or exit for emergency or delivery vehicles - for example, outside emergency exits, plant rooms, delivery areas or on emergency access routes.
 - d. On grassed areas, on pedestrian and cycle paths and in turning circles.
 - e. In areas temporarily cordoned and dedicated by Birchwood Park for specific and temporary operational purposes.
 - f. In an area marked as temporarily or permanently allocated for use by visitors or for example in connection with maintenance or construction work.
 - g. In areas for which the permit displayed does not apply or parking without a permit in a permit only zone.

- 7.17** Vehicles without a current motor tax certificate displayed or without a current insurance certificate displayed must not be parked anywhere on property. Failure to comply may lead to cancellation of a Car Parking lease.
- 7.18** All accidents and injuries in any car parking area must be immediately reported to the Car Park Manager by the residents involved.
- 7.19** All persons are expected to follow accepted driving practice within the car park and surface roads and any action, which would be considered an offence in a court of law, will be considered an offence on site.
- 7.20** Speed limits within the boundaries of property (including surface roads) must be observed at all times.
- 7.21** All car park users have a responsibility to act in a civil manner towards the Car Park Manager and their agents, and other users.
- 7.22** Major repairs or servicing of vehicles is prohibited within the car park spaces or grounds of the Site 10 property. However, where a vehicle is immobile due to breakdown, temporary access will be permitted for recovery vehicles for the purpose of undertaking minor repair and/or recovery.
- 7.13** The provision of access by a car parking fob is for the benefit of the allocated user only and the permitted user should not lend, sell or provide access to another vehicle without the written approval of the Car Park Management (said approval only being in exceptional circumstances). Otherwise the use of the fob will be withdrawn and a fine applied to the unauthorised user.

8. MAXIMISING EFFICIENT UTILIZATION OF EXISTING CAR PARKING FACILITIES

- 8.1** Car parking facilities may experience substantial fluctuations in demand from time to time, depending on the profile of residents/tenants. It is important therefore that the CMPS is flexible and adaptable such that it can react in a timely manner, if necessary, to change the car parking configuration of usage, so as to best suit the pertaining conditions / demand at any given time.
- 8.2** The Car Park Manager can monitor the operation of the car parking on an ongoing basis to ensure the smooth and efficient use of the available car parking resources. The Managing Agents can, with the written permission of the Management Company, vary the rules for the use and management of the car parking resources if it is considered in the best interests of the efficient use of the parking.

9. ACCESS CONTROL, SECURITY & SIGNAGE

- 9.1** The basement car park vehicular access shall be gated and accessible via a fob or mobile app (number plate reading technology can also be used). A fob would be issued to any resident who has signed or renewed a car park space lease. The Car Park Manager shall have the ability to add and remove access permissions as required.

- 9.2** The basement area and common areas within Site 10, shall be covered by a CCTV security system.
- 9.3** The Car Park Manager shall be responsible for ensuring the erection and maintenance of appropriate signage within the basement, relating to car park and bicycle space use. This shall include contractual warning signs in prominent positions throughout the development. The signs shall warn people who use parking facilities that they must comply with the terms and conditions of the car parking procedures within the Management Company rules.
- 9.4** Persons parking vehicles on the Site 10 property shall do so at their own risk. No responsibility or liability will be accepted by the Management Company, its employees, or its agents for damage to or loss of any vehicle, or its contents whilst parked on the property.
- 9.5** Access to all premises, including car parks, is by permission of the Management Company. The Management Company shall retain the right to refuse entry to car parks and to require users to leave parking areas and to remove their vehicle at any time and at its own discretion.

10. COMPLIANCE AND ENFORCEMENT

- 10.1** The roads within the development will be open to the public, this means that there will be a requirement to ensure that these spaces are actively managed. The Car Park Manager will have to consider the level of active management required in terms of the likely usage of spaces by non-residents. The continued development of Northern Cross and the wider Clarehall - Belmayne area will be a factor in this regard.
- 10.2** The recommendation to combat abuse of surface car parking facilities and roadside abandonment of cars is generally to implement a clamping regime. A clamping regime can be tailored to suit the management structure and would start off by engaging in a contract with a preferred supplier, such as APCOA, NCPS, Euro Carparks. As a starting point to the clamping regime a comprehensive signage package should be delivered. This will make most aware that parking is prohibited for non-residents and non-visitors. Identification of cars can be provided by way of a disc system, and visitor parking can be managed by a park and text system – these are both commonly used.
- 10.3** It is envisaged that the successful management of surface level parking spaces would be passive. Such a passive system would rely on residents reporting issues to the Car Park Manager to request action be taken with respect to parking infractions such as non-resident parking, parking on footpaths, abandoned cars etc. Signage would be installed throughout the development by a company such as APCOA or NCPS advising of the risk of clamping, however they would not actively patrol the area, any clamps or actions would be carried out on a call-out basis. This level of service provides the essential signage required whilst not being overly aggressive or requiring residents to display parking discs, the Car Park Manager would have the option to increase the service if required via approval by the Managing Agents / Management Company.
- 10.4** Basement car spaces suffer from greater levels of abandonment of cars. The Car Park Manager shall have the ability, subject to due notice to residents, to have abandoned cars towed.

11. GENERAL DATA PROTECTION REGULATIONS

- 11.1** The Car Park Manager (and/or their appointed agents) shall be responsible for complying with all applicable provisions and regulations within the Data Protection Act 2018 and the General Data Protection Regulations (GDPR), as applicable to their roles and responsibilities.

12. COMMUNICATIONS

- 12.1** The Car Park Manager shall liaise with Managing Agents and the Residential Travel Manager, regarding matters of car park management, usage, security, maintenance, mobility management, travel initiatives etc.
- 12.2** The Car Park Manager shall liaise with the Management Companies and Managing Agents within the wider Northern Cross development and the Clarehall / Belmayne / Clongriffin district regarding car parking matters of common interest, including common goals and new initiatives, potential operation and maintenance cost efficiencies, identification and availability of under-utilised car parking resources in the area, security matters, etc.
- 12.3** The Car Park Manager shall in turn (whether in conjunction with the Managing Agents and Residential Travel Manager or otherwise) communicate regularly and clearly with owners and residents on the above matters.
- 12.4** The Car Park Manager shall decide upon the most practical means of communication (i.e. email, text, website, app, signage, newsletter etc)

Barrett Mahony Consulting Engineers

Dublin:

Sandwith House,
52-54 Lower Sandwith Street,
Dublin 2,
D02 WR26, Ireland.
Tel: +353 1 677 3200

London:

12 Mill Street,
London, SE1 2AY,
United Kingdom
Tel: +44 203 750 3530.

Sofia:

19 Yakubitsa Street,
Lozenets,
Sofia 1164,
Bulgaria
Tel: +359 2 494 9772

WWW.BMCE.IE