

Fingal County Council
Swords Cultural Quarter, Swords, Co. Dublin



Transport and Parking Assessment
Executive Summary
July 2022



MHL & Associates Ltd.
Consulting Engineers



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1 EXECUTIVE SUMMARY

MHL Consulting Engineers are providing Specialist Road Design and Transport Engineering services as part of the Integrated Design Team who are tasked with the delivery of the Swords Cultural Quarter (SCQ) project in Swords, County Dublin.

MHL proposed a transport and parking strategy which concluded that no additional parking should be provided on site for the proposed SCQ development as there is sufficient parking provided within Swords Town Centre and also to comply with the national policies of sustainable development and transport principles. This Executive Summary Report outlines briefly the study carried out to support the suggested parking strategy, the traffic and transportation assessment and the travel plan for the proposed development.

This report is to be read in conjunction with the following documents:

- SCQ Traffic & Transportation Assessment (Doc. Ref. SCQ-ZZ-RP-MHL-CE-00003)
- SCQ Car Parking Strategy (Doc. Ref. SCQ-ZZ-RP-MHL-CE-00002)
- SCQ Travel Plan (Doc. Ref. SCQ-ZZ-RP-MHL-CE-00004)
- DMURS Statement of Consistency (Doc. Ref. SCQ-ZZ-RP-MHL-CE-00005) and
- Proposed Roads Layout Drawings (Doc. Ref. SCQ-ZZ-L00-DR-MHL-CE-00001, SCQ-ZZ-L00-DR-MHL-CE-00501 & SCQ-ZZ-L00-DR-MHL-CE-00502).

1.1 Car Parking Requirements and Demand

The figures outlined in Table 1.1: SCQ Parking Requirements are indicative of the following;

- **The requirement for car parking for the Swords Cultural Centre is 213 spaces under the current Fingal Development Plan (FDP) 2017-2023.**
- The requirement for car parking for the Swords Cultural Centre would be 96 spaces under the Draft FDP 2023 - 2029.
- The estimated ACTUAL requirement for car parking spaces for the Swords Cultural Centre is **40 car parking spaces**. This is based on the TRICS database figures for similar developments, analysis of current and proposed modal shares, and proposed modal shift targets (based on proposed active travel initiatives and public transport infrastructure improvements in the Swords area by FCC and the NTA.
- **40 spaces** will be allocated for the SCC building in total, with 38 no. car parking spaces in the FCC Seatown Road car park to be allocated to the SCC building and 3 no. accessible spaces to be located on Seatown Road, opposite the SCC building. The 38 no. spaces in the FCC Seatown Road car park will be branded with paint markings denoting 'Reserved for SCC'."

Refer to Section 7 of the Car Parking Strategy Report for full details.

1.2 Parking Provision

Swords town centre has an abundance of car parking provision with **3,361** car parking spaces available. (refer to section 4 Table 4.1 of the Car Parking Strategy Report). This consists of 248 on street car parking spaces and 3,113 car park spaces off street. All of these car parks are within 15 minutes walk of the SCQ development.

- Of the 3,361 spaces, 248 are publicly owned on-street parking, while 3,113 spaces are within privately owned car parks that are open to the public for general use. There are several hundred more parking spaces associated with business use within the town centre.
- There are **900** publicly accessible car parking spaces within **5 minutes walk** of the development site.

Refer to section 4.1, page 10 of the Parking Strategy Report and Table 4.1.

Proposed Demand	Library	Art Gallery	Theatre	SCQ Total	Courts (Garda)	Courts (Staff)	Bicycle Parking	Mobility management	SCC Loading Bay
Existing Demand/Provision					3	2			
Requirements per current development plan	140	18	55	213			30	2	
Requirements per proposed draft development plan	70	9	17	96			112	4	
Estimated Peak Hour Day time Demand when discounted for flexible working, modal shift targets imposed, TRICS database for Travel Demand etc.	35	5	Evening and Weekend Use - 55 spaces required under current	40				3	
Accommodation	Provision of 3 spaces on site, 40 allocated spaces off site	Provision of 3 spaces on site, 40 allocated spaces off site	217 spaces available at Seatown Road Car Park available at evenings and weekends.	No on site provision of parking except for universal access parking, set down and deliveries.	3 car spaces on North Street dedicated to accommodate cars and Prison Service vehicles. Located to north of scheme	2 secured car parking spaces off site reserved for the Judge and Clerke of Court	128 bicycle stands (66 on North Street, 42 on Main Street & 20 for SCQ staff to north east of SCQ Building)	5 (3 Universal Access plus 2 Taxi rank set down on southern side of Seatown Road, opposite SCQ Building)	Off Road, services delivery area to south east quadrant SCC Building, accommodating refuse trucks & delivery vans
Existing Car Parks in Swords Seatown Road On street New leasing arrangements	900 public car parking spaces within 5 minutes walk of SCQ site. 40 spaces will be allocated in Seatown Road Carpark for Daytime use.	900 public car parking spaces within 5 minutes walk of SCQ site. 40 spaces will be allocated in Seatown Road Carpark for Daytime use.	900 public car parking spaces within 5 minutes walk of SCQ site. 55 spaces will be provided for evening and weekend use at Seatown Road Carpark.	See below					
Demand / Availability of Spaces									
During working hours									
Evenings and Weekends									

Table 1.1: Swords Cultural Quarter Parking Requirements

NOTE: Displaced parking for FCC staff, arising from removal of the existing executive car park, is to be dealt with through a lease arrangement. Final numbers and locations for leased spaces is subject to findings of Mobility Management Plan (to be undertaken by FCC) and to final decisions made for practices on remote working.

- These 900 parking spaces would more than accommodate the day time demand of the **library and art gallery parking** (158 required spaces, 40 spaces estimated demand).
- **40 spaces** will be allocated for the SCC building in total, with with 38 no. car parking spaces in the FCC Seatown Road car park to be allocated to the SCC building and 3 no. accessible

spaces to be located on Seatown Road, opposite the SCC building. The 38 no. spaces in the FCC Seatown Road car park will be branded with paint markings denoting 'Reserved for SCC'."

- It is established that one particular privately owned, publicly accessible, car park has a capacity for 350 cars over 2 underground floors but has a maximum daytime occupancy of 80% on 1 floor and 30% on the second floor. This would suggest **155 spaces** are vacant and within 5 minutes walk of the SCQ on a regular day time basis. This is more than adequate to cater for the estimated daytime demand for SCQ parking.
- The **theatre** on the other hand would be open for events at evenings and weekends (refer to section 5.1 of main parking strategy report). Parking requirements are 55 spaces. There are 217 spaces available at the FCC Seatown Road at evenings and weekends. It is expected that this car park would be available free for all SCQ facility users and event attendees for evening and weekend use.
- In total it is proposed that **3 no. universal accessible car parking** spaces and a **set down area for 2** cars are to be provided on Seatown Road. This set down area will be used as a pick-up/drop off point and taxi pull in area to reduce congestion along Seatown Road. This will be in addition to the 38 no. spaces provided in the FCC Seatown Road Car Park.
- **A common delivery area** is proposed in the southeast corner of the site for refuse collection and theatre/library deliveries. Refuse vehicles and theatre delivery vans will have to reverse in and drive out so these deliveries should be overseen by a banksman. The area is off street and will require a safety protocol and involvement of the Facilities Management company to coordinate delivery times for catering, library or theatre. Delivery times will be restricted through management protocols to avoid Fingal Community College break times when pedestrian footfall at Seatown Road increases.
- It is proposed to remove and re-designate three paid parking spaces on the west side of North Street for use by prison service vans and Garda cars. It is proposed to provide 2 dedicated spaces for the Judge and Clerk of Court at a secure location adjacent to the SCQ site. Refer to section 7.4 of the Parking Strategy Report.
- It is proposed to provide **108 no. bicycle spaces** for visitors to the development site within the site boundary. 66 no. bicycle spaces within the public realm along North Street and a further 42 no. bicycle parking spaces are proposed on Main Street outside of County Hall. This will include provision for cargo bike parking and shared cycling schemes to provide smart mobility solutions. It is also proposed to provide an additional 20 secure cycle parking spaces for FCC staff to north east of the SCQ building.

1.3 Displaced FCC Parking

- **90** car parking spaces at the FCC Executive car park will be lost permanently.
- As previously noted, displaced parking for FCC staff, arising from removal of the existing executive car park, is to be dealt with through a lease arrangement. Final numbers and locations for leased spaces is subject to findings of Mobility Management Plan (to be undertaken by FCC) and to final decisions made for practices on remote working.
- Refer to Section 6 of the Travel Plan for further information on the scope and role of the Mobility Manager.
- Provision can also be made at the Seatown Road carpark for stands for shared cycling schemes to encourage the use of active travel to the SCQ end users and town centre visitors providing a smart active mobility solution.

1.4 Travel Plan (Mobility Management Plan)

- It is recommended to appoint a Mobility Manager to further develop and implement the preliminary Travel Plan and draw up further policies that may reduce the parking demand further.
- The objective of the Mobility Manager will be to encourage sustainable travel modes to achieve the required modal split and encourage and promote the use of active travel in the Swords area.
- It is recommended that FCC also produce a mobility management plan for FCC staff.

1.5 Parking Strategy Conclusion

Given the town centre location of the development in the historic quarter and given the already ample provision of both on street and off-street parking in Swords town centre, plus current national policy on the limitation of provision and removal of excess car parking in urban areas due to sustainable planning and development concerns, it is proposed not to provide additional parking for the proposed SCQ development.



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