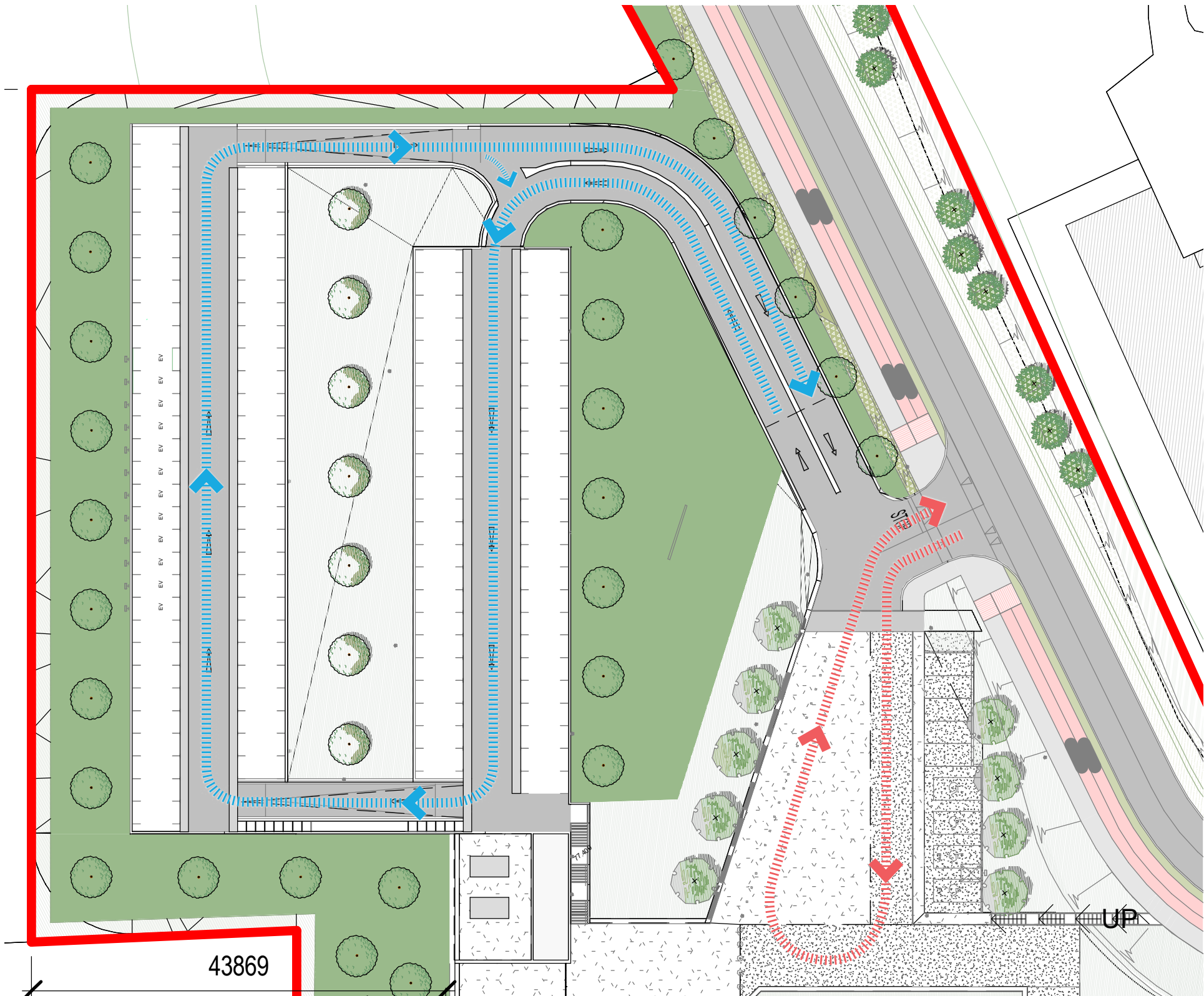




5. ANCILLARY SPACES

CAR PARKING



||||| Staff Car Parking Route

Short Stay Visitor Car Parking Route

The carparking provision is based on the following assessment.

“To provide car parking to meet the car parking demand generated by the proposed development... New developments are to integrate car parking within in the building wherepossible through the use of topography and changes in levels. Surface parking must incorporate high quality landscaping and pedestrian routes to ensure pedestrian priority.”

The County Development Plan Table 15.6 - Carparking Standards requires Office/ Financial & Professional Services to have 1 space per 25m2 GFA.

However, the proposed car parking strategy has been guided by the policies and objectives contained in the Roosky Masterplan document. Surface level car parking is provided across a series of terraced spaces which adapt to the unique topographical conditions of the site. Wheelchair Accessible, Drop-Off and Short Stay Visitor Car Parking spaces are provided for within the Multi Purpose Civic Space of Farney Place as shown adjacent to the main entrance. The remaining staff car parking spaces are provided across two terraced landscaped spaces.

“To provide for a reduction of up to 50% of the standards as required in Table 15.9 of the Monaghan County Development Plan 2019-2025 for developments or redevelopment of infill/brownfield/derelict sites located within the designated town centres, where appropriate.”

Based on Table 15.6 of the County Development Plan, Gross Floor Area of 5,601m² at a ratio of 1 space per 25m² requires 224 spaces. A 50% reduction on this figure is 112 spaces.

The car parking is accessed via Infirmary Road.

Total Car Spaces - 112 spaces

Surface Car Parking inclusive of:

Staff Car Spaces-	91 Spaces
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EV Staff Charging Spaces -	12 Spaces
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Part M Spaces - 4 Spaces

Visitor Spaces - 5 Spaces