

Roads Department – Planning Report

Register Reference: SD21B/0430 **Date:** 01-Jul-2021

Development: Construction of a new façade wall to allow conversion of existing car port to new bedroom; ground floor rear extension with flat roof and all ancillary site works.

Location: 10, Hansted Way, Lucan, Co. Dublin

Applicant: Tracy Palmer

App. Type: Permission

Planning Officer: Sarah Watson

Date Recd: 30-Jul-2021

Decision Due Date: 23-Sep-2021

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description: This planning application is for Construction of a new façade wall to allow conversion of existing car port to new bedroom; ground floor rear extension with flat roof and all ancillary site works.

Roads recommend Refusal:

The submitted drawings for the proposed development does not clearly demonstrate parking arrangement.

The proposed conversion of an existing car port to a new bedroom will result in loss of 1no. off-street carparking space for the proposed development. In accordance with SDCC Development Plan 2016-2022 parking provisions for the 3+bedrooms dwelling in zone one requires 2no. off-street car parking spaces.

Roads department concern is vehicles will be parked on public realm where vehicle turning manoeuvres are supposed to take place. Roads recommend refusal as continuation of development would endanger public safety by reason of a traffic hazard.