

South Dublin County Council

County Hall
Tallaght,
Dublin 24, D24 A3XC

18th November 2021

Planning App Ref No: SD21A/0195



Proposal Increase in the in permissible number of children attending from a daily total of 42 to 56 at any one time at the existing childcare facility from that approved in previous planning ref. SD11A/0278 and extended & amended by ref. SD16A/0343; 2 additional carparking spaces on site; no additional construction work is proposed.

Site Location Sunflowers. Ballyowen Lane, Lucan, Co. Dublin

Clarification of Further information Request Submission

Dear Sir or Madam

Please see enclosed a submission to address the request for further information on the above planning application on behalf of John & Lynn O'Dwyer

Request No.1

- (1) The Planning Authority considers that the response to the Additional Information request is unsatisfactory and remains concerned that the access to the site and the increase in its usage may have a negative impact on road safety. The Roads Department has recommended that permission be refused. The applicant is asked to submit revised proposals that will overcome the Roads Department's concerns. In particular, the amendments to the adjacent flanking wall and landscaping, which includes a letter of consent, are not deemed to be sufficient to support a grant of permission. The Planning Authority requests that applicant liaises directly with the Roads Department to seek a satisfactory solution to the road safety concerns and submit a written agreement that is satisfactory to the Roads Department. In particular the applicant is requested to demonstrate how the works required to the existing landscape and boundary to improve vehicle sight lines can be achieved and within a reasonable timeframe.

We have liaised with Yasir Khan & Graham Murphy in the Roads Department of the council. It is understood from this meeting that we have been verbally informed that the requirement of the Roads Department that the height of visibility splay is 1.05m and not a height of 1.5m as would appear to be inaccurately requested. The resubmission of drawings amended to show the height of the splay lines at 1.05m and the reduction of the wall outside these lines to a height not greater than 900mm was advised

to be now for the Roads Department to support a grant of permission. Thus herein see amended Drawing No 21106_2_130 Rev A

The Roads Department confirmed they are satisfied the clarification be prior to the undertaking of the the works and the applicant has committed to complete the works in the next six months as they are aware the difficulty in securing contractors, etc.

Please don't hesitate to contact me if you have any queries or require any further information.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Malone', with a long horizontal flourish extending to the right.

Michael Malone. (Registered Architect & Member of the RIAI)
(Ph 086 807 4407)