

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING REGULATIONS THEREUNDER

Decision Order Number: 1537	Date of Decision: 30-Nov-2021
Register Reference: SD21A/0275	Registration Date: 06-Oct-2021

Applicant: Eleanor Minihan & Maureen McGlynn
Development: Construction of new single storey 2 bedroom, detached house in garden of existing house; relocation of the entrance gate to the existing house; construction of new entrance gate and driveway to serve the new dwelling; all associated site and drainage works.
Location: Beau Parc, Roselawn, Ballydowd, Lucan, Co. Dublin, K78H2W0
Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 06-Oct-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following **ADDITIONAL INFORMATION** must be submitted.

1. South Dublin County Council Roads Department (SDCC) has concerns regarding the proposed vehicular access arrangement at this site, which is in proximity to a school site, which may give rise to road safety issues. The applicant should note that the Roads Department does not support the proposal of an additional entrance at this location and would instead prefer to see a proposal where a singular entrance is provided to service both sites.
The applicant is requested to submit:

- (i) a revised access arrangement that combines the existing and proposed entrance into one single access.
 - (ii) a detailed drawing showing any areas proposed to be taken in charge by SDCC. Any tie-ins to any proposed road arrangement must be constructed to the council's taking in charge standards.
 - (iii) Clear & detailed drawings (fully dimensioned) showing the:
 - (a) Existing entrance
 - (b) Proposed combined entrance
 - (c) Boundaries of the:
 - (i) Subject property
 - (ii) Old/disused section of roadway
 - (iii) School
 - (d) AutoTRAK swept path analysis – separate drawing
 - (2) Rationale for vehicular entrance exceeding 3.5m width
 - (3) Clarification on:
 - (a) whether a right of way exists over the disused roadway
 - (b) who owns this section of disused road
 - (c) whether the applicant has the right to carry out works here.
- The Applicant should liaise directly with the Roads Department prior to responding to this request for additional information.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD21A/0275

Date: 30-Nov-2021

Yours faithfully,

Brian Connolly
for **Senior Planner**