

RESPONSE TO ADDITIONAL INFORMATION REQUEST: ITEM 1(i)

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ADDITIONAL INFORMATION REQUEST:
RESPONSE RE: ITEM 1(i) : PROVISION OF A 6 METRE LONG DRIVEWAY FOR A CAR TO PARK.

We have tried to accommodate a driveway within the available site area and in such a location that a car could enter and leave safely with good sightlines. However we have been unable to achieve this due to the following constraints:

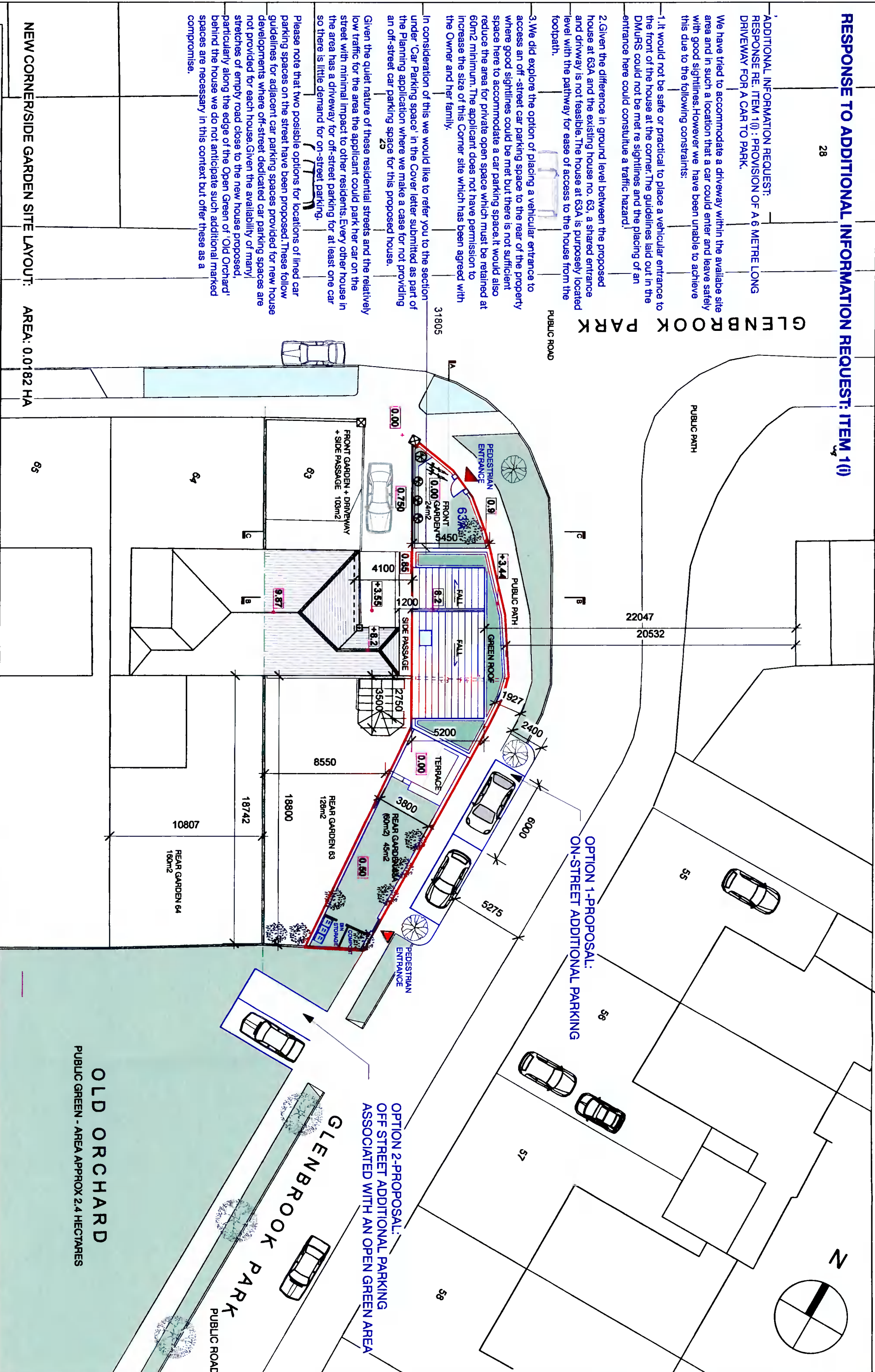
1. It would not be safe or practical to place a vehicular entrance to the front of the house at the corner. The guidelines laid out in the DMURS could not be met re sightlines and the placing of an entrance here could constitute a traffic hazard.
2. Given the difference in ground level between the proposed house at 63A and the existing house no. 63, a shared entrance and driveway is not feasible. The house at 63A is purposely located level with the pathway for ease of access to the house from the footpath.
3. We did explore the option of placing a vehicular entrance to access an off-street car parking space to the rear of the property where good sightlines could be met but there is not sufficient space here to accommodate a car parking space. It would also reduce the area for private open space which must be retained at 60m² minimum. The applicant does not have permission to increase the size of this Corner site which has been agreed with the Owner and her family.

In consideration of this we would like to refer you to the section under 'Car Parking space' in the Cover letter submitted as part of the Planning application where we make a case for not providing an off-street car parking space for this proposed house.

Given the quiet nature of these residential streets and the relatively low traffic for the area the applicant could park her car on the street with minimal impact to other residents. Every other house in the area has a driveway for off-street parking for at least one car so there is little demand for on-street parking.

Please note that two possible options for locations of lined car parking spaces on the street have been proposed. These follow guidelines for adjacent car parking spaces provided for new house developments where off-street dedicated car parking spaces are not provided for each house. Given the availability of many stretches of empty road close to the new house proposed, particularly along the edge of the Open Green of 'Old Orchard' behind the house we do not anticipate such additional marked spaces are necessary in this context but offer these as a compromise.

NEW CORNERSIDE GARDEN SITE LAYOUT: AREA: 0.0182 HA



REVISION DATE STATUS TEST

		Member of the Royal Institute of the Architects M. R. I. A. I.	
PROJECT: PROPOSED CORNER SITE DEVELOPMENT AT 63 GLENBROOK PK. D14 W673			
DRAWING: PROPOSED SITE LAYOUT w/ ROOF PLAN			
JOB NO: RSD-21-94	DATE: 22-02-22	SCALE: 1:250	DRAWING NO: P - 1001 - A.I.
NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE - USE FIGURED DIMENSIONS ONLY - COPYRIGHT 2022 AOIFE TUOMEY ARCHITECTS			
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OLD ORCHARD
PUBLIC GREEN - AREA APPROX 2.4 HECTARES

OPTION 1-PROPOSAL:
ON-STREET ADDITIONAL PARKING

OPTION 2-PROPOSAL:
OFF STREET ADDITIONAL PARKING
ASSOCIATED WITH AN OPEN GREEN AREA

DRAFT

For Information - R/For Approval - F/For Tender - R/For Construction

THESE DRAWINGS ARE FOR PLANNING APPLICATION PURPOSES ONLY