

Register Reference: SD22A/0085 **Date:** 26-Apr-2022
Development: Erection of 1 two storey, three bedroom dwelling house circa 110sq.m nett internal area (circa 120sq.m gross external area) to include new vehicle access, car parking, new service & drainage connections & other associated site works including demolition of existing internal garden wall; partial lowering of height of boundary wall on overall site comprising 0.0233 hectares (circa 233sq.m).
Location: 1, Marley Rise, Rathfarnham, Dublin 16.
Applicant: Martina Murphy
App. Type: Permission
Planning Officer: CIARAN STANLEY
Date Recd: 29-Mar-2022
Decision Due Date: 23-May-2022

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:

To include

- new vehicle access, car parking, new service & drainage connections &
- other associated site works including demolition of existing internal garden wall,
- partial lowering of height of boundary wall on overall site comprising 0.0233 hectares (circa 233sq.m).

Access & Roads Layout:

An additional entrance is proposed to be located on a bend near a primary school. Any additional openings to the public roadway on this bend are likely to introduce significant risk to pedestrians and children walking to school.

The AutoTRAK drawing proposed shows cars reversing in, but there is no guarantee that cars won't be driven front first into the driveway and later reversed back onto the road. The site is located in close proximity to an existing national school with keep clear markings located almost up to the proposed entrance.

Roads recommend refusal

Reason: A new vehicular entrance at this location would bring about a significant increase in risk to all roadway users passing by, but especially so to school children on foot or on bicycle.