

**Register Reference:** SD22A/0157 **Date:** 24-Jun-2022  
**Development:** On site which forms part of an overall permitted residential development under Ref. SD17A/0468 & has the approved name of 'Ballycullen Gate'; The proposed development consists of a change of dwelling type and increase in number from 17 permitted houses to 26 proposed houses; The proposed dwellings are comprised of 12 three bed semi-detached 2 storey houses, 6 two bed semi-detached dormer houses, 6 two & three bed detached & semi-detached bungalows, 1 three bed detached 2 storey house and 1 four bed split level detached house; The proposed development also includes for all associated site development works, car parking, open spaces and landscaping, on a site area of 0.82ha; The effect of the proposed development will be a modification to an extant permission under Ref. SD17A/0468.  
**Location:** SD22A/0157 - Site South of Oldcourt Road, Firhouse, Dublin 24  
**Applicant:** Capami Ltd  
**App. Type:** Permission  
**Planning Officer:** COLM MAGUIRE  
**Date Recd:** 30-May-2022  
**Decision Due Date:** 24-Jul-2022

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*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:**

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**Permitted**



**Proposed**



**Access & Roads Layout:**

Under the permitted SD17A/0468, there is provision for a second vehicular entrance. It is proposed to significantly amend this area of the site in the current application, with an increased housing provision, and to remove the vehicular entrance in doing so. Roads are satisfied that the removal of this entrance will not have a negative impact on traffic movement within the estate, nor for traffic accessing/egressing the estate.

Roads Dept wish to know whether (as per SD17A/0041) the second junction has been constructed to date, and also how this amended layout would affect the road network masterplan for the area.

**Permeability:**

Where it is proposed that the roadway be discontinued, the opportunity remains to retain a cycle pathway through the public open space. Applicant to provide a revised drawing which includes a formal two-way cycle path passing through this section of POS and that connects with the 'main link street'.

### **Taking in Charge:**

A taking in charge drawing to be supplied which clearly shows the areas to be offered for taking in charge by South Dublin County Council.

### **Roads recommend that additional information be requested from the applicant:**

1. Applicant is required to explain how the proposed amended layout (removal of second entrance) would affect the road network masterplan for the area.
2. Applicant to confirm whether (as per SD17A/0041) the second junction has been constructed to date
  - As-con drawing to be submitted if yes.
3. Applicant to provide a revised drawing which includes a formal two-way cycle path passing through this section of POS and that connects with the 'main link street'.
4. Applicant to provide a revised drawing taking in charge drawing which clearly shows the areas to be offered for taking in charge to South Dublin County Council.