

Register Reference: SD22A/0271 **Date:** 14-Jul-2022
Development: (a) demolition of some existing structures on site; (b) the internal modification /reconfiguration and refurbishment of and extension to Prospect House (a protected structure RPS 340) and the renovation and modification of its associated coach house to provide for a 4-bed dwelling with associated private open space and car-parking provision; (c) the re-opening of a gap between Prospect House and its detached coach house to the rear to provide a gated access into the new communal gardens proposed to the west of Prospect House; (d) Reconstruction of the Gate Lodge (in ruins) to provide for a 2-bed, single storey dwelling 63.4sqm with associated private open space and car-parking; (e) the provision of 1 apartment block (3-storey plus setback penthouse level) to the western side of Prospect House to provide for 22 residential units (11 one bedroom units and 11 two bedroom units) over a single storey basement comprising a total of 25 car parking spaces, 2 motor bike spaces and 40 bicycle parking spaces; The basement will also include associated bin stores, plant and storage rooms; (f) Removal of a portion of the western boundary wall to provide a new vehicular & pedestrian access from Stocking Lane to the new apartment block; (g) All associated hard & soft landscaping, including the provision of a play area and an ESB sub-station & all associated engineering & site development works necessary to facilitate the development, all on a site of 0.51ha at Prospect House (a protected structure RPS 340).

Location: Lands at Prospect House, Stocking Lane, Rathfarnham, Dublin 16, D16 E5D0

Applicant: MSJA Ltd
App. Type: Permission
Planning Officer: COLM MAGUIRE
Date Recd: 14-Jun-2022
Decision Due Date: 08-Aug-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.

Signed: Graham Murphy *Graham Murphy* 24/08/2022

Endorsed: _____ DATE

Description

The proposals for 22 residential units (11 one bedroom units and 11 two bedroom units) over a single storey basement comprising a total of 25 car parking spaces, 2 motor bike spaces and 40 bicycle parking spaces; The basement will also include associated bin stores, plant and storage rooms; (f) Removal of a portion of the western boundary wall to provide a new vehicular & pedestrian access from Stocking Lane to the new apartment block.

Access & Roads Layout:

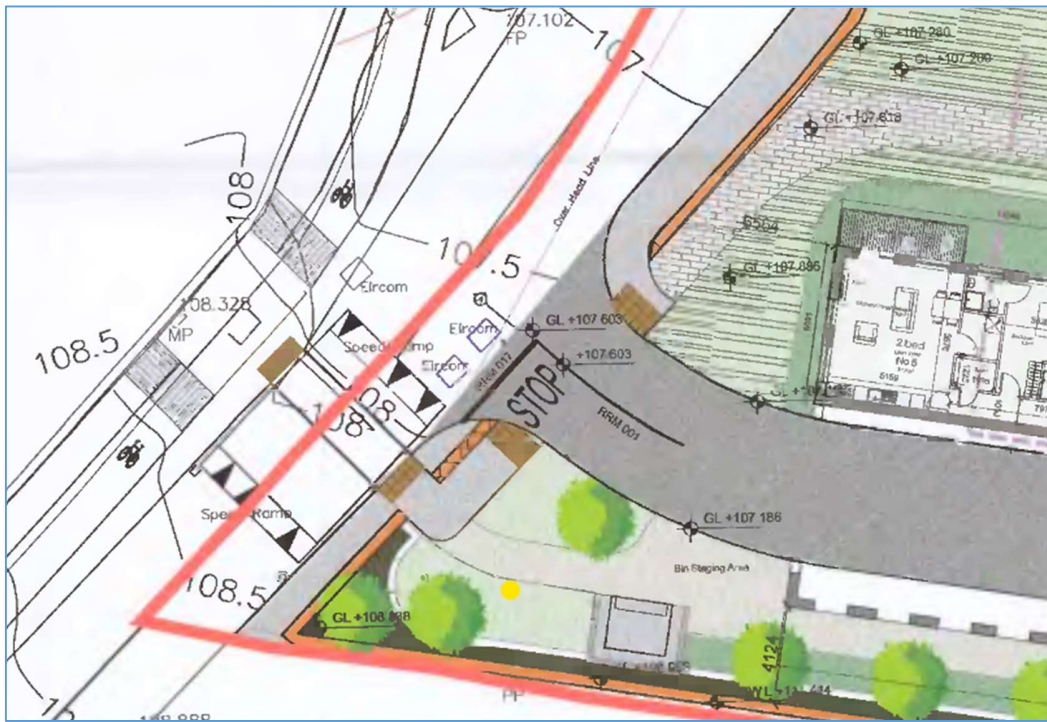


Figure 1 proposed access.

The applicant proposes to provide a new vehicle and pedestrian access from Stocking Lane and utilise an existing access. Both accesses have limited visibility splays considering the retention of the high walls along the boundary with Stocking Lane, the maximum height for forward visibility of a boundary wall is 900mm at an access location. The addition of another access near an existing one (south) approximately 8.0m away would be considered a traffic hazard.

Fire tender access is shown by autotrack, the vehicle is shown crossing the green space. It is not clear the type of surface the vehicle will be crossing.

The refuse collection vehicle is shown reversing to access the collection point, this manoeuvre should be avoided, particularly at pedestrian crossing locations.

The applicant shall provide more details of the proposed pedestrian crossing on Stocking Lane.

Permeability:

There is one pedestrian access to the development, the pedestrian permeability throughout the development is not clear. The footpath to the front of the development is not continuous, it should continue further north-east to match any future developments along Stocking Lane. the with of the footpath is not clear, this path must be a minimum of 2.0m wide.

Car Parking:

This development is in a zone 1 area because access to multiple direction and frequent public transport is limited. Therefore, in accordance with table 11.24 in the County Development Plan the maximum vehicle parking provision is 29.5 spaces. The provision of 25 no. spaces is acceptable. With one of those spaces a mobility impaired space.

Bicycle Parking:

The number of bicycle spaces is 40no. the development has slightly lower provision than the department guidelines, visitor bicycle parking should be accommodated for.

The applicant has submitted preliminary construction management plans, more detailed plans will be required before commencement. A

Roads recommend that additional information be requested from the applicant:

1. The applicant/developer is requested to submit details of not less than 1:100 scale of the location, design and construction of the pedestrian crossings to be constructed by the applicant/developer and at their own expense.
2. Please submit a revised layout showing access to proposed development is moved as far north as possible away from the access point to the south of the development.
3. A revised layout of not less than 1:100 scale, showing boundary walls at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
4. A revised layout of not less than 1:200 showing the car parking, bicycle parking and pedestrian routes within the development. Please refer to Table 11.22: Minimum Bicycle Parking Rates– SDCC County Development Plan 2016-2022.
5. Revised layout of not less than 1:100 scale, showing a swept path analysis drawing (i.e. Autotrack or similar) demonstrating that fire tenders and large

refuse vehicles can access/egress the site, without reversing onto the public road.

6. Revised layout of not less than 1:100 scale, showing the continuous footpath to the front boundary of the development. The minimum width of footpaths shall be 2.0m wide to aid mobility impaired users.

Should the permission be granted, the following conditions are suggested:

1. Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority.
2. A Mobility Management Plan is to be completed within six months of opening of the proposed development. The Mobility Management Plan shall be submitted for the written agreement of the Planning Authority. REASON: In the interest of sustainable transport.
3. Prior to the commencement of development, the applicant shall agree in writing a public lighting scheme with South Dublin County Council Lighting Department. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of South Dublin County Council Lighting Department.
4. SDCC reserve the right to request the applicant to install additional traffic calming at the applicant's expense at locations to be agreed. In the interests of traffic safety.
5. The works on the public road (for the two new pedestrian crossing from the site on Stocking Lane) will be undertaken by the applicant as part of the overall planning permission. The area of the public road would be included with the application site with a letter of consent from the Council to accompany the application.

Signed: Graham Murphy *Graham Murphy* 24/08/2022

Endorsed: _____ DATE