

Register Reference: SD22A/0304

Date: 18-Aug-2022

Development: Demolition of the existing garage and the construction of a part single, part two-storey three bedroom detached dwelling house in the side garden of the existing two storey dwelling with associated rooflights; creation of a new vehicular entrance and gates to serve the existing dwelling with the existing vehicular entrance serving the new dwelling; installation of a new waste water treatment plant as well as all ancillary and site development works; external insulation and painted rendering of the existing house.

Location: The Muddies, Whitechurch Road, Rathfarnham, Dublin 16, D16Y7R0

Applicant: John & Sheila Murphy
App. Type: Permission
Planning Officer: COLM MAGUIRE
Date Recd: 14-Jul-2022
Decision Due Date: 07-Sep-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:

Demolition of the existing garage and the construction of a part single, part two-storey three bedroom detached dwelling house in the side garden of the existing two storey dwelling.

Creation of a new vehicular entrance and gates to serve the existing dwelling with the existing vehicular entrance serving the new dwelling.

Planning History:

SDCC Roads Department has previously recommended refusal of planning permission at the same site (Ref: SD21A/0303) on the grounds of an intensification of use of the substandard road network which could result in an increased traffic hazard.

Signed: *John McGee*

John McGee

29/08/22

Endorsed:

DATE

Access:

As with the previous application, this application is for a dwelling with access off Whitechurch Road via a private unsurfaced laneway. The current application proposes the addition of another vehicular entrance which will serve the existing house while the existing vehicular entrance will serve the proposed house.

The private laneway currently provides access to 4 No. houses and an animal health centre. Sections of laneway which are necessary to access this site are very narrow and visibility is poor.

The applicant has submitted a Technical Note which analyses the sightlines and overall safety of the access points relating to the proposed and existing properties. This Technical Note demonstrates that:

- (i) the visibility splay for vehicles exiting the properties onto the laneway within the limits set out in DMURS when a relaxation of the “X” distance is applied.
- (ii) the visibility splay for vehicles exiting onto Whitechurch Road are within the limits set out in DMURS when 85th percentile design speeds are used in calculations.

Regarding the site accesses onto the laneway, the Roads Department remains concerned that the addition of a vehicular access onto a substandard lane with no pedestrian footpath or public lighting would endanger public safety and would set an undesirable precedent for further similar developments in the area.

Regarding the junction of the laneway and Whitechurch Road, the Roads Department considers the visibility standards set out in DMURS to be unsuitable in this case as Whitechurch Road is more rural in nature and as a result, *Table 5.5 of the TII Geometric Design of Junctions (DN-GEO-03060)* would be a more suitable standard to work off. Furthermore, the previous reason for recommending refusal, ie. “*an intensification of use of the substandard road network which could result in an increased traffic hazard*” still stands.

Therefore, Roads recommend that planning permission be refused for this application on the grounds of an intensification of use of the substandard road network which could result in an increased traffic hazard.

Roads Recommend Refusal.

Signed: John McGee

John McGee

29/08/22

Endorsed: _____

DATE