

**Register Reference:** SD22A/0323 **Date:** 09-Sep-2022  
**Development:** Demolition of a shed & workshop at rear of the Protected Structure to facilitate the provision of 18 car parking spaces; Construction of 12 dwellings comprising of 8 two storey with attic level accommodation, 4 bedroom semi-detached dwellings (c. 146sq.m each and 4 two storey with attic level accommodation, 3 bedroom semi-detached dwellings (c. 126 sq.m each) with vehicular access at main street; A pedestrian access to Forest Hills at the southern end of the site and ancillary site development works all within the curtilage of a Protected Structure.  
**Location:** Main Street, Rathcoole, Co. Dublin  
**Applicant:** Ciaran Reilly  
**App. Type:** Permission  
**Planning Officer:** COLM MAGUIRE  
**Date Recd:** 08-Aug-2022  
**Decision Due Date:** 03-Oct-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:** Demolition of a shed & workshop at rear of the Protected Structure to facilitate the provision of 18 car parking spaces; Construction of 12 dwellings comprising of 8 two storey with attic level accommodation, 4 bedroom semi-detached dwellings (c. 146sq.m each and 4 two storey with attic level accommodation, 3 bedroom semi-detached dwellings (c. 126 sq.m each) with vehicular access at main street; A pedestrian access to Forest Hills at the southern end of the site and ancillary site development works all within the curtilage of a Protected Structure.

### **Access & Roads Layout:**

The applicant proposes to construct 12 new dwellings and an 18-space car-park on the site. This development would generate a significant quantity of additional traffic movement within the site and especially so at the vehicular entrance on Rathcoole's main street. The applicant has made no proposed changes to the existing entrance, and little to the section of road running adjacent to the protected structure.

#### **1. Entrance/Egress.**

The existing entrance would not be sufficient as an entrance for the development that has been proposed. There would be a significant increase in vehicular traffic accessing/egressing and no provisions have been made for this at the entrance. Lining, road widths, kerb radii, AutoTRAK analysis, visibility splay drawing. There is an existing issue with sightlines for traffic egressing the site whereby a driver's view is restricted looking to the right-hand side by the overgrown hedge which bounds the public house.

#### **2. Section of road running North-South adjacent to the protected structure.**

No detail has been provided for formalising this section as an access road to the new estate. The proposed footpath needs to be straightened out so as there are no unnecessary 90 degree bends along it.

#### **3. Road adjacent to proposed new dwelling.**

Proposed road width is 5m including shared footpath, and it is proposed that this roadway will cater for reversing cars parked perpendicular in driveways. A 6m minimum distance must be provided for cars reversing from perpendicular positions.

#### **4. Turning area at the southern end.**

It is not clear how well emergency vehicles will be able to navigate through the bends on the access road, and how they would turn at the small turning area to the south. It is not clear how cars will be able to egress from the two carpark spaces outside House No.12.

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

1. Applicant to provide a stage 1 road safety audit with regard to the estate entrance.
2. Applicant to submit a road layout drawing which demonstrates an estate entrance and estate access road that has regard for pedestrians and vulnerable footpath users. Layout to be fully dimensioned, include road-markings/signage, kerb radii, road widths and sightlines.
3. Applicant to provide a road layout drawing that shows a formal road and footpath delineated with continuous concrete kerbing (that is not staggered), and that runs from estate entrance all the way through the estate, of minimum width 1.8m.
4. Applicant to provide AutoTRAK analysis demonstrating:
  - a. Emergency vehicle access/egress/turning throughout the site
  - b. How cars egress from the spaces outside No.12Applicant to also consider widening access road on bends that would allow for the safe passage of traffic (including emergency vehicles) through the estate.
5. Applicant to provide a layout showing all perpendicularly parked cars having a 6m reversing distance clearance.
6. Applicant to provide surface/lining details re the shared pedestrian and vehicular access.

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

1. All items and areas for taking in charge shall be undertaken to a taking in charge standard.
2. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.
3. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority.
4. Prior to commencement of development, the applicant shall submit a developed Construction Waste & Demolition Plan for the written agreement of the Planning Authority.
5. Prior to commencement a Public Lighting Design for the development must be submitted and agreed by the Public Lighting team of SDCC.
6. Any road sign proposed and or to be installed shall comply with most up to date Chapter 5 (REGULATORY SIGNS) of the Traffic Signs Manual.