

Roads Department – Planning Report

Register Reference: SD22A/0005

Development: Demolition of side garage and building 2 two storey dwelling houses on site, using existing vehicular access to public roadway to serve 1 new dwelling, forming 2 new vehicular access to public roadway to serve other new dwelling and existing dwelling.

Location: 1 Watermeadow Drive, Old Bawn, Tallaght, Dublin 24.

Applicant: Gary and Alannah Anderson

App. Type: Permission

Planning Officer: CIARAN STANLEY

Date Received: 01-Sep-2022

Decision Due: 28-Sep-2022

Description: Demolition of side garage and building 2 two storey dwelling houses on site, using existing vehicular access to public roadway to serve 1 new dwelling, forming 2 new vehicular access to public roadway to serve other new dwelling and existing dwelling.

Additional Information Requested by SDCC:

1. The applicant is requested to submit the information below to address requirements for Roads Section.
 - (a) A revised plan drawing showing the new vehicular accesses not entering the public road on the bend.
 - (b) The wall in the vicinity of the vehicle access for unit 1B shall be lowered to a height of 900mm in order to have adequate forward visibility.
(All boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles).
 - (c) A sightline envelope analysis (visibility display) of each vehicle access shall be carried out to demonstrate adequate forward visibility at all proposed vehicle accesses.
 - (d) A topographical survey of all trees and utilities that will affect the location of accesses and the forward visibility at the access points.
 - (e) Revised drawings in plan and elevation clearly showing that the maximum width of all vehicle entrances shall be limited to 3.5m.

Applicant Submitted Response:

1.
 - (a) On the revised plan drawing there is one existing vehicular entrance, and two proposed new entrances shown which have been amended. The proposed new carparking to the existing dwelling No.1 has been relocated on the revised drawing to the west of the site but is unacceptable to the Roads Dept. It is located on a bend and its introduction to this relocated position would create an additional hazard to footpath users and also to vehicular traffic.
 - (b) The applicant proposes to lower the wall to 850mm which does meet the AI requirement for 1 (b).
 - (c) The applicant has not provided an understandable sightline envelope analysis, and the submission cannot be assessed (the 2.4m offset is located incorrectly).
 - (d) The applicant has proposed a no-dig driveway which would not be acceptable to Roads Dept. When permitted, all driveway aprons to be constructed and dished to the satisfaction of the council's Roads Maintenance Department.
 - (e) The applicant proposes to dwelling 1B a vehicular entrance width of 3500mm which does meet the AI requirement for 1 (e).

Roads Department Assessment:

Roads Department recommended a refusal in the previous roads report and again do so in this report. There are no safe arrangements for introducing new parking spaces to the front of the existing dwelling No.1. The no-dig driveway proposal would not be acceptable as outlined above.

The applicant has gone some way to providing the required information in order to assess the possibility of providing a new entrance to the side, but unfortunately the sightline envelope analysis cannot be interpreted as presented.

Roads recommend refusal.