

## Roads Department – Planning Report

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**Register Reference:** SD22A/0107 CAI

**Development:** Retention of the change of use from residential to use as residential staff accommodation ancillary to the use of Lexington House Nursing Home; hard landscaping and the use of an area of rear garden as an overflow carpark to be incorporated in and accessed from Lexington House; a single storey detached storage shed to the rear of the existing house.

**Location:** 6, Bettysford Terrace, Monastery Road, Clondalkin, Dublin 22

**Applicant:** Glenaulin Nursing Home Holdings Ltd.

**App. Type:** Retention

**Planning Officer:** CONOR DOYLE

**Date Received:** 15-Sep-2022

**Decision Due:** 12-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.*

### **Additional Information Requested by SDCC:**

*"The Applicant is requested to submit a revised drawing showing the following information:*

*(a) If a section of wall was to be removed.*

*(b) Proposed carpark spaces numbered and dimensioned.*

*(c) Proposed access/egress to rear garden carpark with clear dimensions.*

*(d) AutoTRAK analysis of how vehicles would access and egress the proposed rear garden carpark from the adjacent site (SD17A/0007 - Nursing home).*

*(e) Distance between main nursing home building and sub-station; and all similar and relevant dimensions."*

### **Applicant Submitted Response of Additional Information:**

#### **Response to Item 3**

(a) The original boundary wall between the rear of 6 Bettysford Terrace and the nursing home site was removed following our clients purchase of the house. The original location of this wall is indicated on the accompanying drawing P402. The application site boundary follows the line of that original wall.

(b) Please refer to the accompanying drawing P403 which shows the number and size of the proposed car parking spaces. This shows the intended parking layout following the allocation of the 60msq amenity space and consequent reduction in the number of parking spaces.

(c) Please refer to accompanying drawing P403 for clarification of dimensions at the access and egress point between the sites.

(d) Please refer to accompanying drawing P403 for swept path analysis of the proposed site showing vehicle access and egress to and from the site as well as proposed parking manoeuvres. As this analysis demonstrates, there is sufficient space to access and safely manoeuvre a passenger vehicle within the overflow carpark.

(e) Please refer to accompanying drawing P403 for clarification of all critical dimensions at the access and egress point to the site.

### **Roads Department Assessment:**

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- 3)
- a. SDCC Roads satisfied with response
  - b. Subject to AI requirement 3 (d) being met
  - c. SDCC Roads satisfied with response
  - d. SDCC requested AutoTRAK analysis but the drawing that was provided does not meet the required analysis standard.

*(d) AutoTRAK analysis of how vehicles would access and egress the proposed rear garden carpark from the adjacent site (SD17A/0007 - Nursing home).*



The clearance between Lexington House and the ESB sub-station is very narrow, as is the clearance between Lexington House and the proposed private amenity space.

The applicant has not demonstrated, to the satisfaction of SDCC Roads Department, and using **AutoTRAK** analysis, that cars can safely navigate this narrow laneway.

- e. SDCC Roads satisfied with response

### Roads Department request the clarification of additional information:

1. Applicant to submit a revised set of swept path analysis drawings that:
  - a. Are generated by AutoTRAK software (AutoTRAK stamped)
  - b. Are clearly dimensioned
  - c. Show by way of offset dimensions the clearance in each scenario between car and building during each vehicular pass

*Depending on how the CAI is viewed, the proposed private amenity space may have to be altered in order to create a safe passage through the narrow space.*