

**Register Reference:** SD22B/0372 **Date:** 15-Sep-2022  
**Development:** The proposed development will consist of:  
**(1) Conversion of existing garage to living space. (2) A first floor side extension above the existing structure. (3) A redesigned porch/entrance. (4) A ground floor extension to the rear. (5) A redesigned front boundary wall and all associated site works.**  
**Location:** 22, Old Bawn Park, Dublin 24. D24 VH9D.  
**Applicant:** Emlyn Brennan & Anita Berney  
**App. Type:** Permission  
**Planning Officer:** CIARAN STANLEY  
**Date Recd:** 19-Aug-2022  
**Decision Due Date:** 13-Oct-2022

---

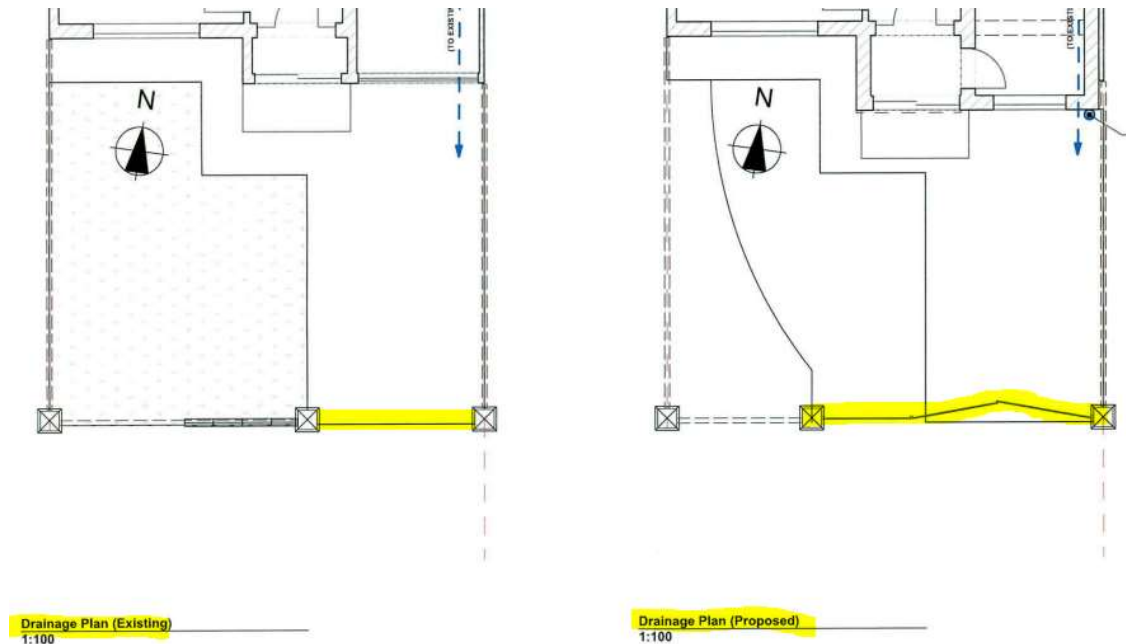
*Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.*

**Description:**

The proposed development will consist of:

- (1) Conversion of existing garage to living space
- (2) A first floor side extension above the existing structure
- (3) A redesigned porch/entrance
- (4) A ground floor extension to the rear
- (5) A redesigned front boundary wall and all associated site works**

**5. Redesigned front boundary wall:**



The applicant has provided little detail re proposed amendments to the front boundary wall. An excerpt from the submitted drainage drawing is shown above. SDCC Roads Department standard condition states that a vehicular access point shall not exceed a width of 3.5 meters. Applicant to submit a revised drawing which complies with this condition.

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

1. Applicant to submit revised and clearly dimensioned plan/elevation drawings that show a vehicular access point which does not exceed 3.5m in width.  
Reason: In the interest of pedestrian safety.

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

1. The vehicular access point shall not exceed a width of 3.5 meters.
2. The 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.
3. Any gates shall open inwards and not outwards over the public domain.
4. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.
5. Where applicable, the entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council’s Road Maintenance Department, and at the applicant’s expense.