

Date: 04-Oct-2022

Register Reference: SD22A/0021 AI

Development: Demolish existing shed in rear garden; construct a two storey, three bedroom detached dwelling in side garden; construct a new driveway for the proposed dwelling including permission from Council to extend the existing ditched area of outside footpath; all ancillary site works.

Location: SD22A0021 AI - 2, Melrose Avenue, Dublin 22

Applicant: Pat Hogan

App. Type: Permission

Planning Officer: COLM MAGUIRE

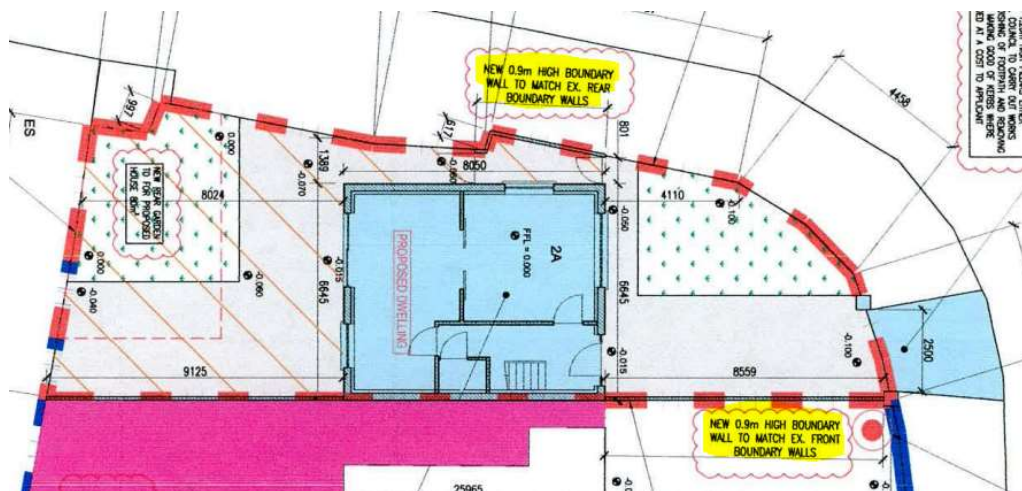
Date Received: 20-Sep-2022

Decision Due: 17-Oct-2022

Additional Information Requested by SDCC:

(c) The front boundary wall height of 1.15m is above the maximum recommended height for adequate forward visibility. The applicant shall provide revised drawings showing the front boundary wall to be no taller than 900mm above ground. Boundary pillars should be limited to a maximum height of 1.2m above ground.

Applicant Submitted Response:



Roads Department Assessment:

Requirements of AI have been met with wall reduced to 0.9m; pillars to 1.2m.

No Roads objections subject to the following conditions:

1. The boundary walls at both 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.
2. The existing vehicular access point shall be limited to a width of maximum 3.5m wide for the proposed development.
3. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.
4. Any gates shall open inwards and not out over the public domain.
5. 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.