

Roads Department – Planning Report

Register Reference: SD22A/0126 CAI

Development: Modifications to previously granted SD18A/0053 consisting of external and internal alterations to previously granted development of 2 three-storey buildings (linked at first and second floor levels), increase in area to (total of 6077.2sq.m gross floor area (including one basement level of 1,922sq.m gross floor area) accommodating 38 apartments, including alterations proposed to the previously permitted unit mix, resulting in an overall increase of 6 units in total, i.e. from 2 one-bed; 28 two-bed; 2 three-bed (32 units) to now provide 6 Studio; 9 one bed; 23 two-bed (38 units); no additional floor is proposed, building remains at 3 storeys in height. Increase in the number of car parking spaces from 40 to 44 at basement level (no change to parking on Loreto Terrace). No change is proposed to SuDS, drainage, landscaping or site development works as granted under Reg. Ref. SD18A/0053.

Location: SD22A0126 CAI - Junction of Grange Road, Nutgrove Avenue and Loreto Terrace Rathfarnham, Dublin , 14.

Applicant: First Step Homes Ltd.

App. Type: Permission

Planning Officer: COLM MAGUIRE

Date Received: 16-Sep-2022

Decision Due: 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.

Clarification of Additional Information Requested by SDCC:

(A) The Roads Department has required that the following information is clarified:

- Confirm bin sizes (shown as 1100 litres capacity in drawings)
- Clarify how refuse bins will be brought from both bin lobbies to the street (via basement exit ramp or by lift)

If exit ramp option:

- Provide a method statement and risk assessment
- State the number of operatives required to bring each bin from lobby to street
- Provide an explanation as to how bins would be moved if ice had formed on the ramp in winter time.

Applicant Submitted Response in Clarification of Additional Information:

Response:

It is proposed to supply toe hitch bins for the underground bin stores. These bins will be 1100 ltr bins, anything smaller would not be able to be pulled up and would have to be based on ground level. An example of how proposed toe hitch bins would be transferred can be seen in Figure 2-1. These bins will be taken from underground bin stores up to the ground level using a pull up van with 2 no. crew members in the van. A sample picture of the van in operation is shown in Figure 2-2.

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Roads Department Assessment:

The applicant has clarified how this operation will be carried out to the satisfaction of the Roads Department.

No Road Objection Subject to the Following Condition:

1. Appropriate warning signage advising against pedestrian use of the vehicular ramp to be erected at entrance and at bottom of ramp.