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Sent By: Email

Job Ref: G104

A - FB

Date: 8-Sep-22

RE: Compliance Response in relation to Reg Ref SD21A/0327 at Gordon Park, Old Naas Road, Kingswood, Dublin 22.

Introduction

This compliance response document has been prepared by Cronin & Sutton Consulting Engineers (CS Consulting) on behalf of the applicant Greenwalk Development Limited in relation to Reg Ref SD21A/0327 at Gordon Park, Old Naas Road, Kingswood, Dublin 22.

This document addresses item 4 of the compliance issued on the 30th June 2022 by South Dublin County Council (SDCC) in respect of the above development application, and should be read in conjunction with the following drawings that accompany it;

- G104-CSC-ZZ-XX-DR-C-0024 _Proposed Road Layout for Compliance
- G104-CSC-ZZ-XX-DR-C-0025 _Proposed Pedestrian Crossing and Footpath Upgrades for Compliance

ITEM 4 OF THE COMPLIANCE

"Public Footpaths and Pedestrian Crossings.

- (a) The proposed development shall include a pedestrian crossing point across Old Naas Road, connecting the development to the western side of the road.*
- (b) The proposed development shall include footpath improvements to the western side of Old Naas Road along the length of the development.*
- (c) Prior to commencement of development, the location, design, and construction details of the pedestrian crossings to be constructed by the applicant/developer at their own expense shall be for the written agreement of the Planning Authority. The agreed plan,*

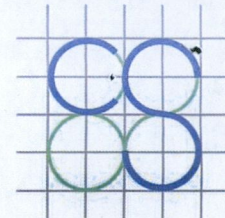
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along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.

- (d) Prior to commencement of development, the design and construction details of footpath improvements on the western side of Old Naas Road for the entire length of the development, to be constructed by the applicant/developer and at their own expense, shall be agreed with the Planning Authority in writing.

IN RESPONSE TO ITEM 4(a) OF THE COMPLIANCE

This condition is noted. The proposed development has been revised to include a pedestrian crossing point across Old Naas Road. It is proposed to provide an uncontrolled pedestrian crossing on Old Naas Road. The optimal location of the pedestrian crossing has been determined through consideration of the existing conditions on Old Naas Road and the forward visibility in the northern and southern directions. The crossing is also located on a key desire line, connecting the development to existing commercial premises to the west of Old Naas Road. The location chosen for the proposed pedestrian crossing is shown in Figure 1.

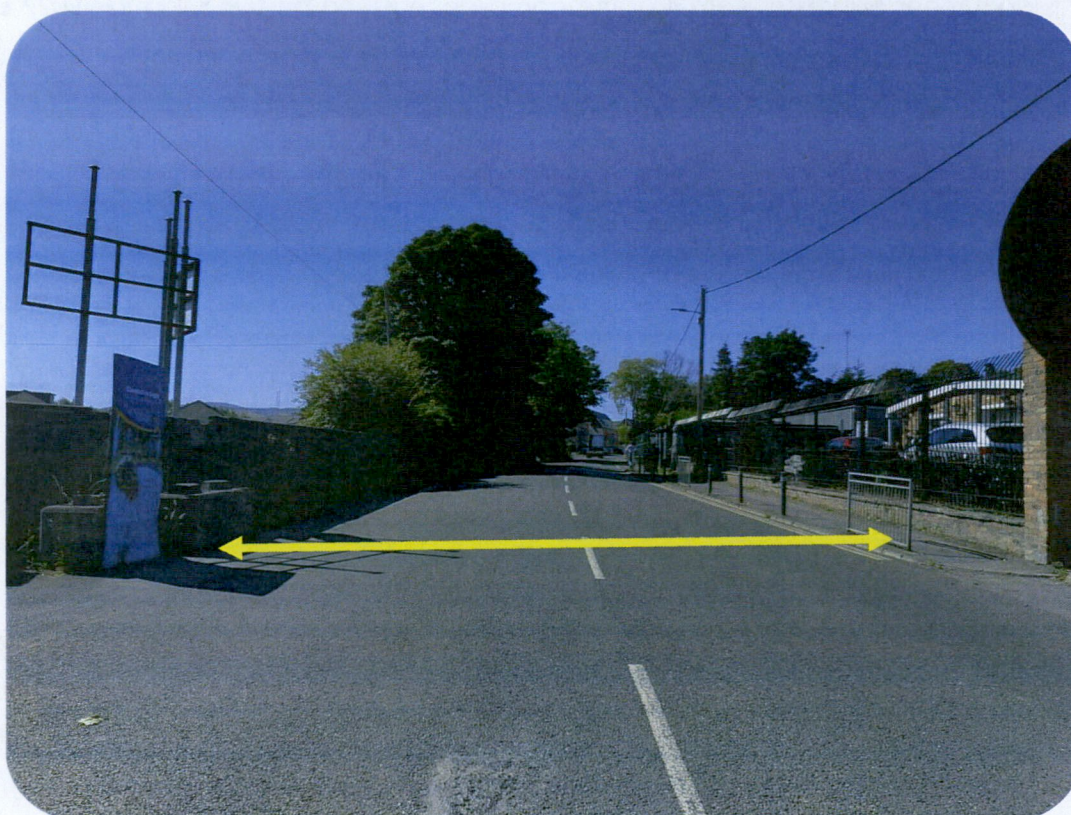
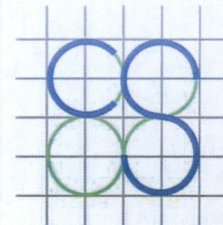


Figure 1 - Proposed location of pedestrian crossing (source: CS Consulting)



The implementation of the proposed pedestrian crossing shall involve the removal of the existing guardrail, installation of dropped kerbs and tactile paving to the existing footpath and to the proposed footpath and the installation of public lighting at the pedestrian crossing location. Please refer to CS Consulting drawing no. **G104-CSC-ZZ-XX-DR-C-0025_Proposed Pedestrian Crossing and Footpath Upgrades for Compliance** for details.

IN RESPONSE TO ITEM 4(b) OF THE COMPLIANCE

It is proposed to implement footpath improvements to the western side of Old Naas Road along the length of the development. The existing footpath on the western side of Old Naas Road is of asphalt construction and has a width of between 1.4 and 2.2m generally. However, the footpath surface is uneven and patchy in places with large cobbles protruding from the surface at several locations. Please refer to Figure 2 for details on condition of existing pavement.

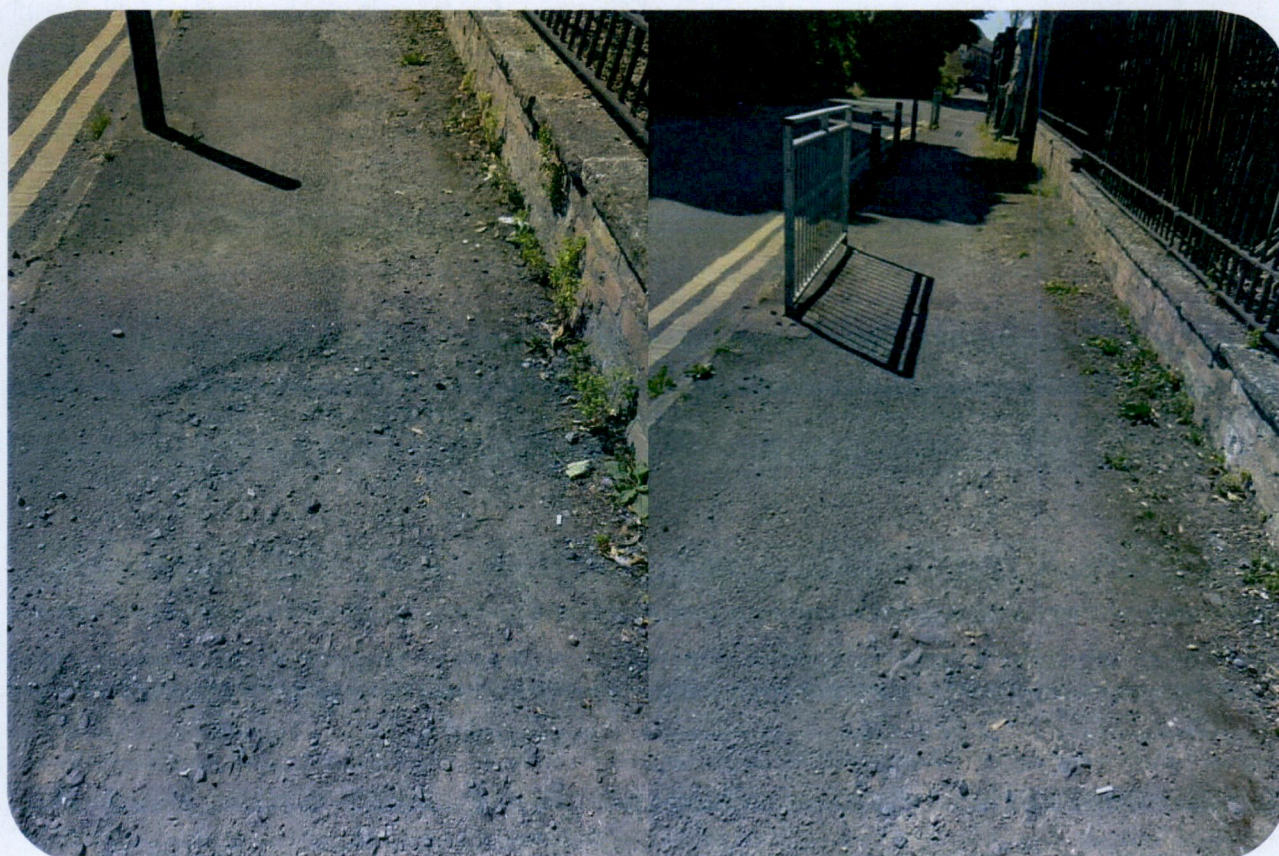
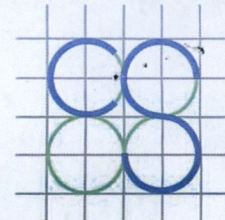


Figure 2 - Condition of existing footpath (source: CS Consulting)

It is proposed that the existing footpath shall be taken up and removed and shall be reconstructed with asphalt. Please refer to CS Consulting drawings no. **G104-CSC-ZZ-XX-DR-C-0024_Proposed Road Layout for Compliance** and **G104-CSC-ZZ-XX-DR-C-0025_Proposed Pedestrian Crossing and Footpath Upgrades for Compliance** for details.



IN RESPONSE TO ITEM 4(c) OF THE COMPLIANCE

It is proposed to implement the pedestrian crossing as shown on CS Consulting drawing no. **G104-CSC-ZZ-XX-DR-C-0025_Proposed Pedestrian Crossing and Footpath Upgrades for Compliance** as described in response to item 4(a). This design (including location and construction details) has been submitted to South Dublin County Council as part of this compliance for their written agreement. A letter of written agreement from the applicant to implement the proposals shall be submitted following compliance of this condition with the Planning Authority.

IN RESPONSE TO ITEM 4(d) OF THE COMPLIANCE

It is proposed to implement footpath improvement works as shown on CS Consulting drawing no. **G104-CSC-ZZ-XX-DR-C-0025_Proposed Pedestrian Crossing and Footpath Upgrades for Compliance** as described in response to item 4(b). This proposal has been submitted to South Dublin County Council as part of this compliance for their written agreement. A letter of written agreement from the applicant to implement the proposals shall be submitted following compliance of this condition with the Planning Authority.

Fionnán de Búrca

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for Cronin & Sutton Consulting