

**Register Reference:** SD22A/0358 **Date:** 07-Oct-2022  
**Development:** 3 storeys, 3 bedrooms flat roofed dwelling with self-coloured render and vertical timber cladding finish, on a site at the rear of a Protected structure - SDCC RPS No.095 I MAP No. 095); The development involves the splitting of the existing site in two while retaining the existing 3 storeys over basement dwelling as-is; The proposed site to the rear will have an area of 159.5sq.m and the dwelling will have a total floor area of 153.4sq.m; The application includes an accessible screened roof garden, front facing screened balcony, an internal courtyard, proposed services, all associated site works and a new vehicular entry with a sliding gate off the R835.  
**Location:** 1A, The Crescent, Cooldrinagh, Lucan, Co. Dublin  
**Applicant:** Siobhan & Dominic Mullee  
**App. Type:** Permission  
**Planning Officer:** CONOR DOYLE  
**Date Recd:** 14-Sep-2022  
**Decision Due Date:** 08-Nov-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.*

### **Description:**

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The development involves the splitting of the existing site in two while retaining the existing 3 storeys over basement dwelling as-is; The proposed site to the rear will have an area of 159.5sq.m and the dwelling will have a total floor area of 153.4sq.m; The application includes an accessible screened roof garden, front facing screened balcony, an internal courtyard, proposed services, all associated site works and a new vehicular entry with a sliding gate off the R835.

### **Note re adjacent property:**

A planning application similar in character to this application was made recently for the adjoining property (No.1), and was refused.

## **Roads Department – Planning Report**

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### **Access & Roads Layout:**

A new vehicular entry with a sliding gate is proposed off the R835 which has a speed limit of 50km/h.

For a 50km/h road, an applicant must submit a drawing with a minimum visibility splay of dimensions 2.4m x 70m in both directions. The applicant has failed to provide this information.

The proximity of the neighbouring retaining walls restricts the ability to provide the minimum sightlines and therefore it is not possible to create a safe vehicular egress from the property.

A vehicle accessing the proposed driveway would need to stop, reverse in the wrong direction on the one-way road requiring a unsafe road movement, and therefore create a hazard.

The proliferation of accesses along this road, that has poor vertical alignment and inadequate visibility should be avoided.

### **Roads recommend refusal**

**Reason:** There is inadequate visibility at the proposed entrance.

The generation of additional traffic on a laneway substandard in width and alignment and without adequate facilities for pedestrians and vulnerable road users would endanger public safety by reason of a traffic hazard. A continuation of development will lead to increased traffic movement on this roadway which would endanger public safety by reason of a traffic hazard.

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

1. 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.
2. The vehicular access point shall not exceed a width of 3.5 meters.
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. 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.
6. Prior to commencement of development, the applicant shall submit a developed Construction Traffic Management Plan for the written agreement of the Planning Authority