

Register Reference: SD22A/0362 **Date:** 07-Oct-2022
Development: A new two storey end of terrace dwelling house with concrete tiled roof and external finishes to match existing: new driveway and vehicular access: new dish section footpath for vehicular access and associated site works.
Location: SD22A0362 - 1, De Selby Park, Blessington Road, Tallaght, Dublin 24
Applicant: Danielle Connolly
App. Type: Permission
Planning Officer: CIARAN STANLEY
Date Recd: 15-Sep-2022
Decision Due Date: 09-Nov-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:

- A new two storey end of terrace dwelling house with concrete tiled roof and external finishes to match existing
- **new driveway and vehicular access**
- **new dish section footpath for vehicular access and associated site works.**

Access & Roads Layout:

The proposed driveway and apron layout seem to be within the limits of what would be acceptable to roads but unfortunately the proposed pillars have no reference point/offset dimensions.

Roads recommend that additional information be requested from the applicant:

1. Applicant to submit a revised road layout drawing which clearly details the exact location of each pillar relative to the existing structure.
Reason: So that pillars are constructed in correct location, and so new driveway is not constructed closer to the road junction than is illustrated in submitted layout.

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 dish 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.