

Date: 18-Oct-2022

Register Reference: SD22A/0136 AI
Development: 3 new two and a half storey houses with vehicular access to each off St. Patrick's Cottages and a single storey extension and alterations to No. 51 Grange Park including a new vehicular entrance off St. Patricks Cottages; sundry site works including closing up the two existing vehicular entrances off Whitechurch Road, landscaping, fencing and site works.
Location: Site bounded by St Patrick's Cottages, Whitechurch Road & Grange Park, Rathfarnham, Dublin 14
Applicant: John Lyons
App. Type: Permission
Planning Officer: CIARAN STANLEY
Date Received: 13-Oct-2022
Decision Due: 09-Nov-2022

Signed: P. McGillicuddy

09/11/2022

Endorsed: G. Murphy

08/11/2022

Additional Information Requested by SDCC:

4. The applicant is requested to submit the following information regarding access and parking requirements.
 - (a). A revised parking layout showing on curtilage parking only as per Tables 11.23 & 11.24 of the SDCC County Development Plan 2016-2022 and a justification of the provision in the context of proximate public transport services.
 - (b). AutoTRAK analysis demonstrating how vehicles would access and egress the proposed development.
 - (c). A road safety audit with consideration for/inclusion of:
 - the local roads and junctions.
 - all associated traffic movements, including vehicles entering/egressing on curtilage parking.
 - any existing traffic calming measures.
 - (d). The boundary walls at vehicle access points should 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.
 - (e). The vehicular access point shall not exceed a width of 3.5 metres.

Applicant Submitted Response:

4.(a.) Road parking in front of the houses has been removed.

4.(b) A turning circle for a cars entering the site is shown.

4.(c) A Road Safety Audit is attached.

The entrance to House A is flipped to be alongside that of house B. This now means that parking on the road between the houses is not practicable (as identified by SDCC roads department

Roads Department Assessment:

4.

(a) Partial response. The required car-parking justification has not been provided.

(b) Satisfactory.

(c) An RSA should follow the TII Road Safety Audit Guidelines and must follow the RSA general safety principals and include a scope, junctions, links, visibility, road features, speeds, lane widths, etc. These need to be included in a comprehensive RSA report. In the submitted report there is no specific assessment of the current lining, markings or signage and these should be included in the report also.

(d) Elevation drawings required showing the wall & pier heights.

(e) Plan drawing required showing proposed entrance widths (<3500mm).

Clarification of Additional Information requested:

- (a) Partial response only received. The required car-parking justification has not been provided, applicant to submit.
- (c) An RSA should follow the TII Road Safety Audit Guidelines and must follow the RSA general safety principals and include a **scope, junctions, links, visibility, road features, speeds, lane widths**, etc. These need to be included in a comprehensive RSA report. In the submitted report there is no specific assessment of the **current lining, markings or signage** and these should be included in the report also.
- (d) Revised elevation drawings required showing dimensioned wall & pier heights.
- (e) Revised plan drawing required showing dimensioned entrance widths (<3500mm).

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.