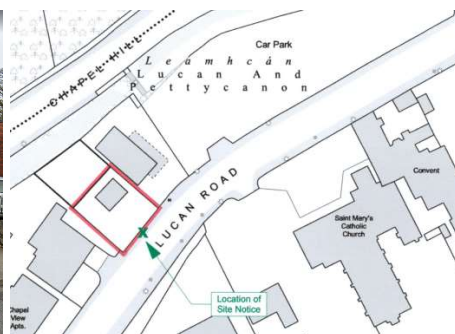


Roads Department – Planning Report

Register Reference: SD22A/0372 **Date:** 21-Oct-2022
Development: Demolition of existing two storey detached dwelling house and outbuildings; Construct new purpose built three storey mixed used building with, a new physiotherapy practice, consisting of 5 consultation rooms, office space, staff areas as well as a rehab gym and studio area, all over two floors at ground and first floor levels; One bedroom apartment with own door access and dedicated private balcony area at the second floor level; 5 car parking spaces and secure bicycle parking parking for 6 bicycles all on site; Back lit signage to the front facade of the building; All associated site development works.
Location: SD22A0372 - Saint Claires Villa, Lucan Road, Lucan, Co. Dublin, K78 X0N1
Applicant: John Shenton & Margaret Hanlon
App. Type: Permission
Planning Officer: CONOR DOYLE
Date Recd: 28-Sep-2022
Decision Due Date: 22-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.



Signed: P. McGillicuddy

16/11/2022

Endorsed: G. Murphy

11/11/2022

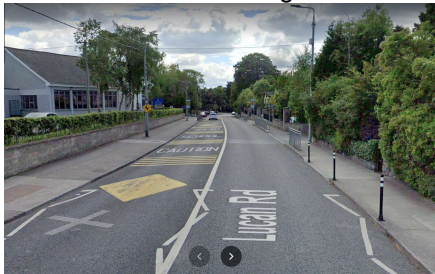
Description:

- **Demolition** of existing two storey detached dwelling house and outbuildings
- Construct new purpose built three storey mixed used building with, a new physiotherapy practice, consisting of **5 consultation rooms, office space**, staff areas as well as a rehab gym and studio area, all over two floors at ground and first floor levels
- **One bedroom apartment** with own door access and dedicated private balcony area at the second floor level
- **5 car parking spaces and secure bicycle parking parking for 6 bicycles** all on site
- Back lit **signage** to the front facade of the building
- All associated **site development works**.

Access & Roads Layout:

Road lining

There is a continuous white line on the main road which would prohibit cars travelling SW on the Lucan road from entering.



Parking



Note re submission: A number of montages have been submitted which show the parking arrangement from different views but no formal carparking layout drawing has been submitted. A drainage drawing provides minimal information re the dimensions of the proposed parking spaces.

Roads have significant concerns regarding the parking proposal. There is a pedestrian crossing nearby and a school crossing also. Roads would not be in favour in introducing the proposed parking arrangement which would see cars reversing across the public footpath from 5 different spaces at random intervals, and which would introduce significant additional risk to pedestrians and other vulnerable users along the long stretch of proposed perpendicular parking.

Bicycle parking

The drawing submitted is not properly dimensioned.

Roads recommend Refusal