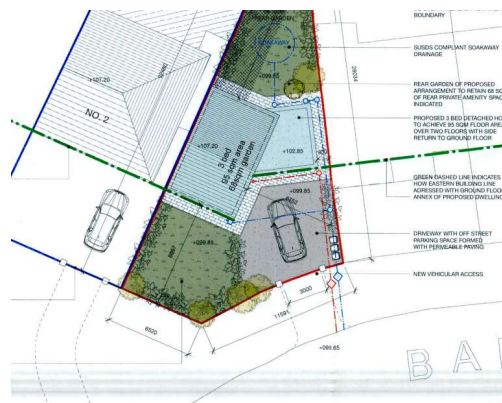


Register Reference: SD22A/0408 **Date:** 18-Nov-2022
Development: Detached three bed two storey house to the side garden plot of the existing dwelling, to include new independent vehicular access and all associated site works.
Location: SD22A0408 - 2, Barton Road West, Rathfarnham, Dublin 1
Applicant: Alan, Peter & David McCormick
App. Type: Outline Permission
Planning Officer: BARRY COUGHLAN
Date Recd: 28-Oct-2022
Decision Due Date: 02-Jan-2023

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:

- Detached three bed two storey house to the side garden plot of the existing dwelling
- to include new independent **vehicular access**
- and all associated site works.



Access & Roads Layout:

The proposed entrance is set-back a safe distance from the junction. Barton Rd can be a busy road at peak times though the inclusion of the proposed entrance will not pose additional issues along the road. Roads are satisfied with the entrance as proposed and will condition accordingly.

No Roads objections subject to the following conditions:

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.