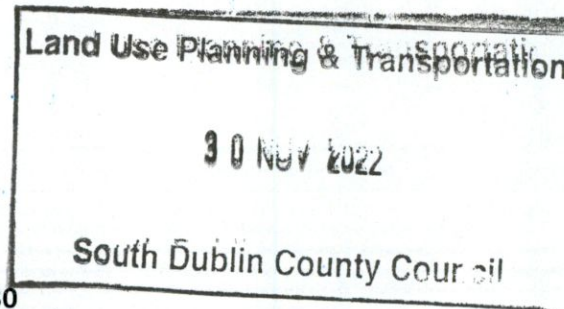


HODGINS ARCHITECTS

South Dublin County Council
Planning Department
County Hall Tallaght,
Dublin 24
D24 A3XC



29th November 2022

**Re: Application Reference SD22A/0330
Gabriel Keane Motors Ltd Liffey Valley Dublin 22**

Dear Sirs

In response to the request for further information

RFI Item 1

The subject site is an access road that is currently gated off and used to store cars. If the proposed development were to be granted this would restrict the use of this site as an access road again in the future. While this is not desirable in terms of connectivity of these lands, it is noted that the road is not taken in charge and the permitted Fonthill Road upgrades omit access from the south. The applicant is requested to provide additional information in relation to the historical use of the site as an access road, if known and importantly, what is proposed in relation to the southern boundary / access. The applicant should take into account that the Fonthill Road upgrades (under Reg Ref. SD19A/0320 and amendment application SD21A/0291) do not permit an access to the subject site.

Response

Historically this site was intended to be used as a service station ancillary to the motor mall dealerships and was retained by the estate developers, but it was underutilised and so, was decommissioned in or around 2008. The owners, The Glencullen Group went into liquidation at that time and the site was acquired by Gabriel Keane Motors from the receiver in 2016 and has been used for storage of stock since then.

It has not been used as a roadway or through-route from the Fonthill Road in recent years.

The applicant accepts that the access from Fonthill Road is being extinguished by the Fonthill Road upgrade works and that the site will be accessed from the existing south access only. The accompanying drawing 2209-HA-A.2B Shows the works proposed under planning permission reference SD19A/0320 which remains unaltered in application reference SD21A/0921 adjoining the application site and does not impinge on its development.

In relation to connectivity this point is moot in the context of the considered and permitted application references SD19A/0320 and SD21A/0921, the site and the south access is not on a desire line nor does it facilitate pedestrian or vehicular movement through it and it is in close proximity to the Fonthill Road roundabout.

RFI Items 2 and 3 are dealt with in the accompanying drawings and reports from Barrett Mahony Consulting Engineers

Should you have any comments or queries please do not hesitate to contact me.

Yours sincerely

John Hodgins