

Date: 28-Nov-2022

**Register Reference:** SD22A/0107 AI  
**Development:** Retention of the change of use from residential to use as residential staff accommodation ancillary to the use of Lexington House Nursing Home; hard landscaping and the use of an area of rear garden as an overflow carpark to be incorporated in and accessed from Lexington House; a single storey detached storage shed to the rear of the existing house.  
**Location:** 6, Bettysford Terrace, Monastery Road, Clondalkin, Dublin 22  
**Applicant:** Glenaulin Nursing Home Holdings Ltd.  
**App. Type:** Retention  
**Planning Officer:** CONOR DOYLE  
**Date Received:** 23-Nov-2022  
**Decision Due:** 20-Dec-2022

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*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.*

**Additional Information Requested by SDCC:**

**Item 3**

*"The Applicant is requested to submit a revised drawing showing the following information:*

- (a) If a section of wall was to be removed.*
- (b) Proposed carpark spaces numbered and dimensioned.*
- (c) Proposed access/egress to rear garden carpark with clear dimensions.*
- (d) AutoTRAK analysis of how vehicles would access and egress the proposed rear garden carpark from the adjacent site (SD17A/0007 - Nursing home).*
- (e) Distance between main nursing home building and sub-station; and all similar and relevant dimensions."*

**Applicant Submitted Response:**

Signed: P. McGillicuddy 07/12/2022

Endorsed: G. Murphy 01/12/2022

## Roads Department – Planning Report

### Response to Item 3

(a) The original boundary wall between the rear of 6 Bettysford Terrace and the nursing home site was removed following our clients purchase of the house. The original location of this wall is indicated on the accompanying drawing P402. The application site boundary follows the line of that original wall.

(b) Please refer to the accompanying drawing P403 which shows the number and size of the proposed car parking spaces. This shows the intended parking layout following the allocation of the 60msq amenity space and consequent reduction in the number of parking spaces.

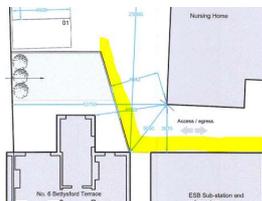
(c) Please refer to accompanying drawing P403 for clarification of dimensions at the access and egress point between the sites.

(d) Please refer to accompanying drawing P403 for swept path analysis of the proposed site showing vehicle access and egress to and from the site as well as proposed parking manoeuvres. As this analysis demonstrates, there is sufficient space to access and safely manoeuvre a passenger vehicle within the overflow carpark.

(e) Please refer to accompanying drawing P403 for clarification of all critical dimensions at the access and egress point to the site.

### Roads Department Assessment:

- (a) Roads are satisfied with the submission.
- (b) Roads are satisfied with the submission.
- (c) Roads are satisfied with the submission.
- (d) Roads are satisfied with the submission.
- (e) Roads are satisfied with the submission.



In consideration of the additional information submitted, Roads Department have concerns regarding pedestrians who may use the 'access/egress' roadway to the rear, and condition accordingly.

### **No Roads objections subject to the following conditions:**

1. The applicant to submit a revised layout showing the section of 'access/egress' roadway as a shared surface with a priority to pedestrians to be in line with DEMURS.