

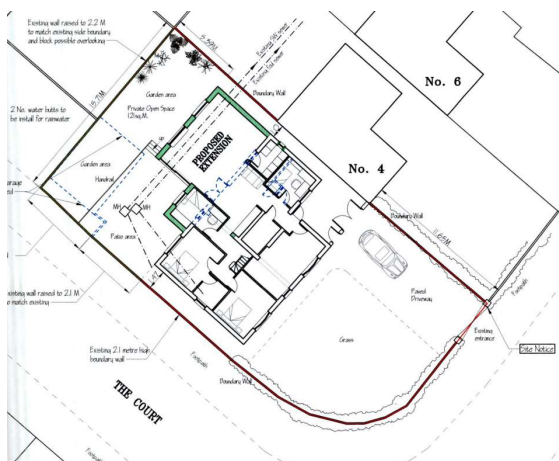
Roads Department – Planning Report

Register Reference: SD22B/0490 **Date:** 22-Nov-2022
Development: Single Storey to the rear. Demolition of existing garage, Alterations to boundary walls to the side and rear and all associated site works to existing dwelling house
Location: 2, The Drive, Kingswood Heights, Dublin 24
Applicant: Rita Gibson
App. Type: Permission
Planning Officer: CIARAN STANLEY
Date Recd: 07-Nov-2022
Decision Due Date: 11-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:

- Single Storey to the rear
- Demolition of existing garage
- **Alterations** to boundary walls to the side and rear and all associated site works to existing dwelling house.



Proposed wall:

Note: There is no existing wall along front-side boundary and this would constitute an alteration.

A new wall is proposed along front-side boundary at a height of 2.1m.

Roads Department would see this height as unacceptable as it would significantly affect driver sightlines, in turn creating a hazard for road users, pedestrians and vulnerable footpath users.



Should the permission be granted, the following conditions to be applied:

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.