

Roads Department – Planning Report

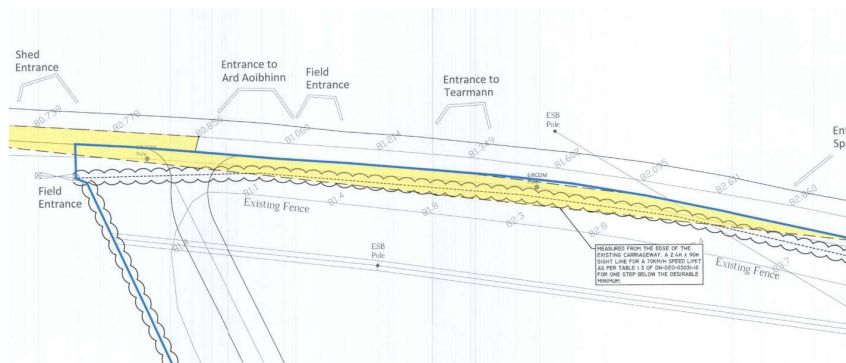
Register Reference: SD22A/0402 **Date:** 14-Nov-2022
Development: Proposed 3 bedroom dwelling (233.6sqm), single storey.
 Installation of a packaged wastewater sewage treatment system and polishing filter, stormwater harvesting tank and soakaways, weel, new vehicular access, landscaping and ancillary site works, all in association with equine business.
Location: Crockaunadreenagh Road, Redgap, Rathcoole, Dublin
Applicant: Pearse McKiernan
App. Type: Permission
Planning Officer: CIARAN STANLEY
Date Recd: 26-Oct-2022
Decision Due Date: 20-Dec-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.

Erection of a three-bedroom detached dwelling house. The access to the development is from a very minor road.

Sightline drawing

This drawing is unclear. More detail is required regarding the existing hedgerows. The visibility splay must be set back min 2.4m from edge of carriageway and this must be clearly illustrated, as must the splay triangle in either direction with clear distances shown in both directions.



Roads objections.

1. The proposed development would be located on a substandard rural road network which is narrow in width and has poor vertical and horizontal alignment. The road lacks pedestrian, public lighting and drainage facilities and is saturated with one off houses. Having regard to this, the proposed development would endanger public safety by reason of traffic hazard. The road network in the area is incapable of catering for the continuation of ribbon development. The proposed development would be contrary to the proper planning and sustainable development of the area.

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2. The generation of additional traffic on a laneway substandard in width and alignment and without adequate facilities for pedestrians and vulnerable road users would endanger public safety by reason of a traffic hazard.

Roads recommend refusal

Signed: P. McGillicuddy 12/12/2022

Endorsed: G. Murphy 05/08/2022