

Register Reference: SD22A/0427

Date: 25-Nov-2022

Development: Minor modifications to previously granted SD21A/0356; Permission was granted for the construction of Part two storey, part single storey four bedroom detached dwelling; 1 m high pedestrian entrance gate; boundary railing and handrail to the front of the site with access through a dual ownership driveway and existing vehicular entrance on Muckcross Green; all associated site, landscaping, drainage and ancillary works including off-street parking, bin storage and bike storage; Proposed dwelling consists of living, utility, wc, dining room and bedroom and home office space at ground floor. First floor consists of 3 bedrooms, wc, ensuite and games room/gym; Modifications from previous approved grant are, Dormer window to the south at 1st floor level and, removal of proposed office door at ground floor level to the south.

Location: 16, Muckcross Green, Dublin 12

Applicant: Tim O'Sullivan & Louise Prendergast

App. Type: Permission

Planning Officer: EVAN WALSH

Date Recd: 10-Nov-2022

Decision Due Date: 16-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:

Minor modifications to previously granted SD21A/0356.

Modifications from previous approved grant are, Dormer window to the south at 1st floor level and, removal of proposed office door at ground floor level to the south.

The proposed vehicular entrance and parking layout remains unchanged from the previously granted SD21A/0356

The proposal shows a shared road for both the existing and proposed development. There are 2 no. parking spaces proposed for the development. There will be 1 no. car parking space provided for the existing dwelling. Sufficient space has been provided for these spaces.

Signed: *John McGee*

John McGee

07/12/22

Endorsed:

DATE

The entrance onto the public domain is 4.0m wide on the angle. This equates to 3.0m measured perpendicular to the line of travel of a vehicle. This is sufficient width to enter and exit the proposed development.

No Roads objections subject to the following conditions:

1. The vehicular access points shall be limited to a width of 4 meters.
2. 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.
3. The pedestrian gate shall be limited to a maximum height of 1m in order to improve forward visibility for vehicles.
4. Any gates shall open inwards and not out over the public domain.
5. 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.
6. The vehicular entrance and car parking spaces shall serve both the existing (No16) and proposed dwellings. The area to the front of the dwellings shall not be subdivided and shall remain communal for the use of the occupants of both dwellings.

Signed: John McGee

John McGee

07/12/22

Endorsed: _____

DATE