

Register Reference: SD22A/0436

Date: 02-Dec-2022

Development: Construction of a new two storey house adjacent to the existing house; a new driveway to the front; new garden access gates to the side and all associated site works.

Location: 64, Monastery Drive, Dublin 22

Applicant: Romaine Nolan

App. Type: Permission

Planning Officer: BARRY COUGHLAN

Date Recd: 14-Nov-2022

Decision Due Date: 18-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:

Construction of a new two storey house adjacent to the existing house; a new driveway to the front; new garden access gates to the side and all associated site works.

Vehicular Access

The applicant has proposed a 3m wide driveway for the new dwelling. This is considered acceptable by Roads.

There appears to be a utility service cover in the grass verge. If this is the case, the applicant shall make any necessary arrangement with the correct utility provider if the proposed works are going to impact on these assets.



Possible utility service cover?

Signed: *John McGee*

John McGee

09/12/22

Endorsed: _____

DATE

Roads Department – Planning Report

Car Parking

The proposed car parking area is adequate for a dwelling of this size and location.

Pedestrian Side Access

No pedestrian access gate inside boundary wall to be installed as it would set an undesirable precedent leading to obstructions for footpath users.

No Roads objections subject to the following conditions:

1. The vehicular access points shall be limited to a width of 3.5 meters for both existing and proposed dwelling.
2. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed new driveway entrance.
3. The applicant shall make any necessary arrangement with the correct utility provider if the proposed works are going to impact on any utility service assets.
4. No pedestrian access gate inside boundary wall to be installed as it would set an undesirable precedent leading to obstructions for footpath users.

Signed: *John McGee*

John McGee

09/12/22

Endorsed: _____

DATE