

Register Reference: SD22A/0444 **Date:** 16-Dec-2022
Development: The provision of 4 no. 5 bedroom 2.5 storey semi-detached houses and associated car parking, private open space, site landscaping, connection to existing services as well as the provision of vehicular access from Knocklyon Road and all associated site development works.
Location: Knocklyon Road, Knocklyon, Dublin 16.
Applicant: Pathway Homes Ltd
App. Type: Permission
Planning Officer: CAITLIN O'SHEA
Date Recd: 24-Nov-2022
Decision Due Date: 30-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

The provision of 4 no. 5 bedroom 2.5 storey semi-detached houses and associated car parking, private open space, site landscaping, connection to existing services as well as the provision of vehicular access from Knocklyon Road and all associated site development works.

Access & Roads Layout:

The site is adjacent to Knocklyon Road. It is proposed that access will consist of two exits onto Knocklyon Road. This is of concern to Roads. It is bounded to the north and east by residential developments and to the south by a pedestrian walkway

It is noted that the proposed development is opposite a new Gaelscoil

Car Parking:

The applicant proposes 4 no. car parking spaces.

Roads considers this to be acceptable

Signed: *Tony Mangan* Tony Mangan

11/01/23

Endorsed:

DATE

Additional Information requested by SDCC:

1. There are an excessive number of exits onto the road
2. The applicant to provide a written confirmation from the Parks Department agreeing to the removal of the trees adjacent to Knocklyon Road
3. The applicant to provide a revised drawing of not less than 1:200 scale showing a minimum of 6m from the boundary to the front elevation of the proposed dwellings.
4. The applicant to provide a revised drawing of not less than 1:200 scale showing details and locations of existing or proposed signage, so they do not create a hazard.

Should the permission be granted, the following conditions are suggested:

1. The vehicular access points shall be limited to a width of 3.5 meters.
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 widened driveway entrance.
3. All car parking spaces shall be constructed to be capable of accommodating future charging points as outlined in SDCC CDP section 12.7.5
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. Prior to commencement a Public Lighting Design for the development must be submitted and agreed by the South Dublin County Council Lighting Department.

Signed: *Tony Mangan* Tony Mangan

11/01/23

Endorsed:

DATE
