

**Register Reference: SD22A/0356 AI**

**Development:** Development on a site located south of Oldcourt Road, which forms part of all overall permitted residential development granted under Ref. SD17A/0468 & has the approved name of Ballycullen Gate; The proposed development consists of changes of dwelling type and increase in unit number from 17 permitted houses to 24 proposed houses; The proposed dwellings are comprised of the following: 5 three bed detached bungalows; 1 two bed detached bungalow; 2 two bed semi-detached bungalows; 1 two storey, 4 bed, detached house; 1 two storey, 3 bed, detached house; 2 two storey, 2 bed, semi-detached houses & 12 two storey, 3 bed, semi-detached houses; The proposed development also includes for all associated site development works, car parking, open spaces, and landscaping, on a site area of c. 0.88 ha. The proposed development will have the effect of modifying extant permission Ref. SD17A/0468 which has an overall site area of 3.8 hectares.

**Location:** Oldcourt Road, Firhouse, Dublin 24.

**Applicant:** Capami Ltd  
**App. Type:** Permission  
**Planning Officer:** CIARAN STANLEY  
**Date Received:** 22-Dec-2022  
**Decision Due:** 27-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:**

Development on a site located south of Oldcourt Road, which forms part of all overall permitted residential development granted under Ref. SD17A/0468 & has the approved name of Ballycullen Gate.

---

Signed: *John McGee*

John McGee

13/01/22

Endorsed:

DATE

### **Roads Related Additional Information Requested by SDCC:**

2.(1) The applicant shall submit a revised layout of not less than 1:200 scale which shows a formal two-way cycle and pedestrian connection that connects with the main link street and is designed in line with the Nation Cycle Manual standards.

### **Applicant Submitted Response to Additional Information Request:**

The applicant has submitted an engineer's report which illustrates the considerable difference in levels between the North Western corner of the development and the main link street.

The applicant has considered designing a cycle link with a number of bends however this generally deemed redundant by the National Cycle Manual.

It is therefore suggested that accessibility for cyclists will be as per the existing extant permission as the solution required to answer Item 2 of the Request for Additional Information, would introduce tight radius bends, multiple ramps and mixing with pedestrians. This type of arrangement will not be used by cyclists and as such would be a waste of resources.

Accessibility and permeability for cyclists and pedestrians is illustrated in Pinnacle Engineering Drawing No. P190302 -PIN-XX-DR-D-020-S1 via the central access point. This drawing clearly illustrates key desire lines i.e. towards Old Court Road are fully catered for which negates the need for a formal two way cycle and pedestrian connection that connects with the Link Street. Instead, the application will rely on the principals agreed upon through the extant permission.

These principles are based on the recommendation of DMURs and the National Cycle Manual which allows for cyclists to be on road as illustrated in the figure below, for standard urban speeds and traffic volumes similar to local streets and collector roads.

### **Roads Department Assessment:**

SDCC Roads Department is satisfied with the applicant's revised response. The instalment of a cycle path with multiple hairpin bends would render it impractical for cyclists.

The applicant should maintain a pedestrian connection at this point in order to maintain some level of permeability.

Signed: John McGee

John McGee

13/01/22

Endorsed: \_\_\_\_\_

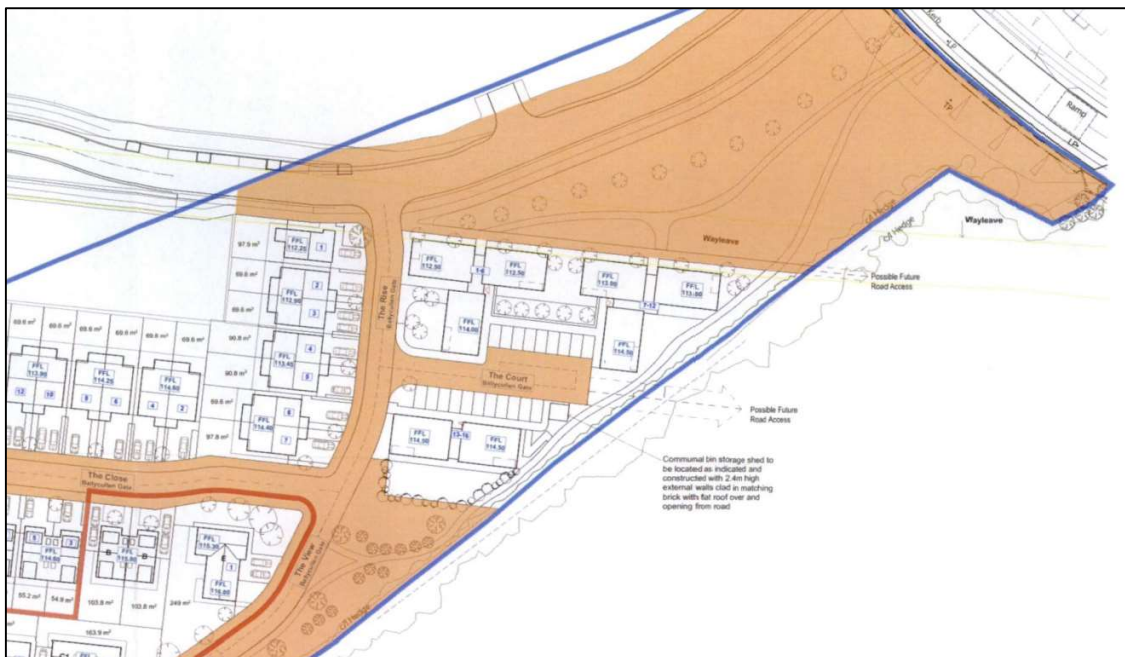
DATE

**Roads Related Additional Information Requested by SDCC:**

2.(2) The applicant shall submit a taking in charge drawing of not less than 1:200 scale which clearly shows the areas to be offered for taking in charge to South Dublin County Council.

**Applicant Submitted Response to Additional Information Request:**

2. In response to Item 2 (2), we submit drawing no. 2205-COHT-200 "Proposed taking in charge area drawing" prepared by Davey & Smith Architects which highlights area to be taken in charge for the proposed development at Ballycullen Gate.



**Roads Department Assessment:**

There appears to be a small section of pedestrian link / public realm to the North East of the site which has not been included in the proposed area to be taken in charge. If this is a draughting error then the applicant should submit a revised correct drawing. If it is not intended to offer this area for taking in charge then the applicant should clarify the reason for this.

Signed: *John McGee*

John McGee

13/01/22

Endorsed:

DATE

**No Roads objections subject to the following conditions:**

1. The applicant shall submit a revised taking in charge drawing of not less than 1:200 scale which clearly shows all the areas, including the previously omitted area, to be offered for taking in charge to South Dublin County Council. If it is not intended to offer this area for taking in charge then the applicant should clarify the reason for this.

---

Signed: *John McGee*

John McGee

13/01/22

Endorsed: \_\_\_\_\_

DATE