

**Date: 10-Feb-2023**

**Register Reference:** SD22B/0486  
**Development:** Ground floor extension to rear (to create family ancillary accommodation) with internal modifications and associated site works.  
**Location:** SD22B/0486 - Castle Cottage, Lucan Road, Dublin 20  
**Applicant:** Mark Lynch  
**App. Type:** Permission  
**Planning Officer:** CONOR DOYLE  
**Date Received:** 03-Feb-2023  
**Decision Due:** 02-Mar-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:**

- Ground floor **extension to rear** (to create family ancillary accommodation) with
- internal modifications and
- **associated site works.**



### **Access & Roads Layout:**

A site visit was carried out on 21.02.2023. Resident was present and there was consultation.

It was noted that the building's footprint to the rear was not properly represented on the submitted drawing and this is a significant issue for Roads in assessing how traffic might access/egress the site safely.

The existing arrangement is not ideal in that cars are required to reverse blindly into the laneway in order to exit the subject site, with the sightline of the driver blocked in the northerly direction by a boundary wall - 1.6m high approx.

The footprint of the proposed extension may conflict with/impinge upon the current turning arrangement.

Signed: P. McGillicuddy

27/02/2023

Endorsed: G. Murphy

23/02/2023

**Roads recommend that additional information be requested from the applicant:**

1. The applicant to submit an 'existing drawing' which is compiled using accurate survey data – to include existing dwelling, all boundary walls, vehicular access.
2. The applicant to submit a revised proposed layout:
  - a. To be fully dimensioned (widths, offsets, etc)
  - b. To clearly show the proposed parking area
  - c. To include sightline drawing based on a 30kmh speed limit
  - d. Giving details of how sightlines can be achieved
3. Applicant to submit AutoTRAK analysis showing how vehicles can safely egress the subject site.
4. The applicant to propose additional measures that would enhance visibility, safety and awareness for all users of the laneway.

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

1. 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.
2. The vehicular access point shall not exceed a width of 3.5 meters except in exceptional circumstances.
3. Any gates shall open inwards and not outwards over the public domain.