

Date: 21-Feb-2023

Register Reference: SD22A/0372 AI

Development: Demolition of existing two storey detached dwelling house and outbuildings; Construct new purpose built three storey mixed used building with, a new physiotherapy practice, consisting of 5 consultation rooms, office space, staff areas as well as a rehab gym and studio area, all over two floors at ground and first floor levels; One bedroom apartment with own door access and dedicated private balcony area at the second floor level; 5 car parking spaces and secure bicycle parking for 6 bicycles all on site; Back lit signage to the front facade of the building; All associated site development works.

Location: Saint Claires Villa, Lucan Road, Lucan, Co. Dublin, K78 X0N1

Applicant: John Shenton & Margaret Hanlon

App. Type: Permission

Planning Officer: CONOR DOYLE

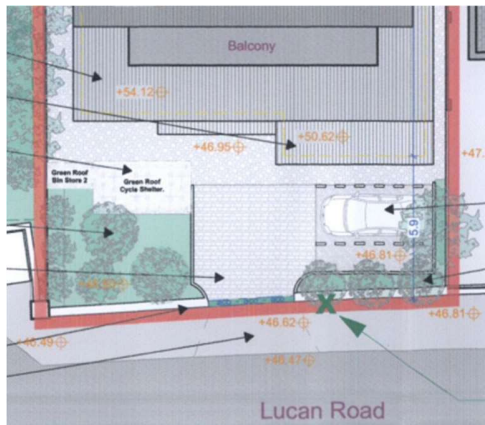
Date Received: 17-Feb-2023

Decision Due: 16-Mar-2023

Additional Information Requested by SDCC:

1. The Applicant is requested to provide a complete set of revised site layout, plan, sectional and elevational drawings demonstrating the following amendments:
 - (i) A more appropriate site layout plan with a car parking arrangement which would not result in unsafe vehicular movements which would cause a pedestrian or traffic safety hazard.

Applicant Submitted Response to 1 (i):



Roads Department Assessment:

Requirements of AI have been achieved.

Additional Information Requested by SDCC:

3. The applicant is requested to provide the following information to facilitate a complete assessment of the proposed development:
 - (i) A Construction & Demolition Waste Management Plan (C&DWMP), to include details of the number of loads, haulage routes, times of works, etc.
 - (ii) A site layout plan of not less than 1:100 scale, showing a swept path analysis drawing (i.e. AutoTRAK or similar) demonstrating
 - (a) how cars safely access/egress the proposed new parking spaces.
 - (b) that fire tenders and large refuse vehicles can access/egress the site.

Applicant Submitted Response to 3 (i):

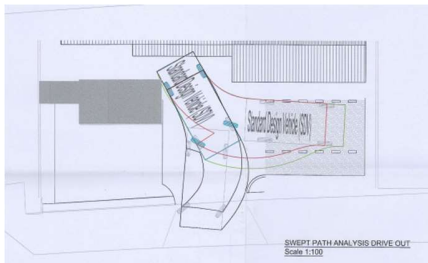
Please see attached Construction and Demolition Waste Management Plan for the site. Prepared by Mr. Martin Egan MCIOB, B.Surv(Tech), H&S at Work, Quantity Surveyor & Project Manager.

Roads Department Assessment:

The details of the C&DWMP are adequate and meet with the min standards.

Applicant Submitted Response to 3 (ii):

Please see attached Auto Track Drawing prepared by ONCE engineers showing the safe movement of cars in and out of the site.



Roads Department Assessment:

AI has been assessed and requirements have been met.

No Roads objections subject to the following conditions:

1. The boundary walls at both 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 existing vehicular access point shall be limited to a width of maximum 3.5m wide for the proposed development.
3. 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.
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.