

Michael Hughes
29, Lambourne Wood
Brennanstown Road
Dublin 18
D18K6C8

Date : 10-Mar-2023

Reg. Ref. : SD22A/0288/C10
Proposal : Demolition of existing detached bungalow and construction of 2 No: 264sq.m detached two storey with developed roof space 4 bedroom plus study dwelling houses and associated site works.
Condition 10
Location : St. Francis, Owendore Avenue, Rathfarnham, Dublin 14
Applicant : M. Hughes, A.Kilkenny & M.McCarville
Application Type: Compliance with Conditions

10. Roads Requirements.

- (a). Prior to commencement, the applicant shall provide a revised drawing confirming the minimum 6 meter car-parking clearance between front wall and building line.*
- (b). 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.*
- (c). The existing vehicular access point shall be limited to a width of maximum 4.2m wide for the proposed development.*
- (d). 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.*
- (e). Any gates shall open inwards and not out over the public domain.*

REASON: In the interest of proper planning and sustainable development.

Dear Sir/Madam,

I refer to your submission received on 17-Jan-2023 to comply with Condition No 10 of Grant of Permission Order No. SD22A/0288, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **partially** compliant.

Comments:

“Compliance submission:

The applicant has submitted site plan drawings showing the carparking area to the front of the houses.

Planner’s response:

The Roads Department have reviewed the information submitted and include the following assessment;

10. (a) The applicant has shown that the car-parking clearance between front wall and building line exceeds the minimum distance of 6m at both houses.

10. (b) The applicant has not provided the heights of the boundary walls/pillars at the vehicle access points

10. (c) Vehicular access points are less than 4.2m wide.

With regard to the submission received and the assessment of the Roads Department, the planning authority concurs with the Road Department’s following recommendation;

‘The applicant should provide drawing showing the boundary walls at both vehicle access points limited to a maximum height of 0.9m, and boundary pillars limited to a maximum height of 1.2m in order to improve forward visibility for vehicles.’

Conclusion

Further to the submission received by the South Dublin County Council Planning Department, it is considered that Condition 10 **has been partially complied with.** “

Yours faithfully,

M.C.

for **Senior Planner**