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9, Dolphins Barn  
Dublin 8

Date : 24-Mar-2023

Reg. Ref. : SD21A/0350/C2  
Proposal : Retention of constructed fence and boundaries and the relocation of existing access gate to revised location and proposed use of space as an allotment.

**Condition 2; Roads Requirements.**

(a). Within 6 months of the date of final grant of permission the applicant shall submit a drawing and photographs with the following appropriate road signage shown on the private land parcel that will have been set back by 3 metres from the road edge between the planter boxes and the public footpath:  
- 'No Parking'

These signs shall be to SDCC Roads Section standards and shall be erected by a competent installer and will require the approval of the Planning Authority

(b). The access point shall be limited to a width of maximum 1.2m wide for the proposed development.

(c). Kerbing shall not be dished at this location.

(d). Any gates shall open inwards and not out over the public domain.

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

Location : Long Mile Road, Drimnagh, Dublin 12  
Applicant : Noel Whelan  
Application Type: Compliance with Conditions

Dear Sir/Madam,

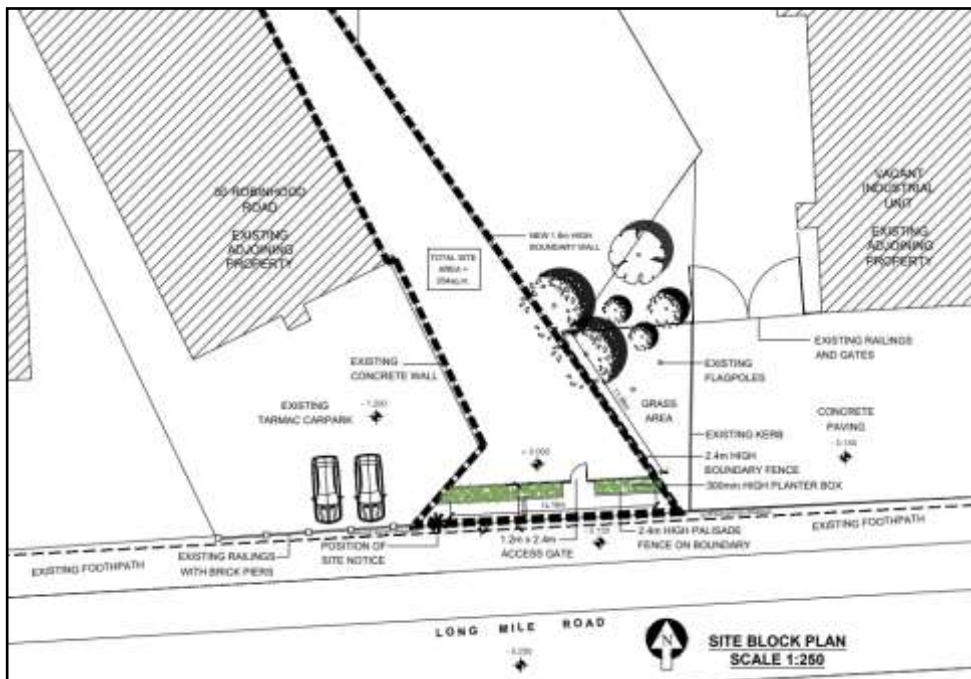
I refer to your submission received on 26-Jan-2023 to comply with Condition No 2 of Grant of Permission No. SD21A/0350, in connection with the above.

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

Comments:

### “Compliance submission

The applicant has submitted revised drawings that indicate compliance with Condition 2. An extract of the revised drawing is shown below.



### “Planner’s response

The Roads Department have reviewed this compliance submission and raised the following concerns;

- *Why is the footpath covered in a carpet of synthetic grass? This is a public footpath and this is a public hazard safety as it could cause trips and slips, and it is also not fixed down and could be easily unseated by anti-social behaviour. Roads recommend that this item be removed from the public footpath.*
- *Are the flower boxes bolted down? – if not these could prove hazardous also.*

A site inspection was undertaken on the 15<sup>th</sup> March 2023, it is noted that the artificial grass shown in the photos submitted by the applicant was pulled back on this visit. “

“Regarding the photos submitted by the applicant, they show the offset area covered in artificial grass. As mentioned on the day of inspection the artificial grass shown was already pulled back and showed some potential safety concerns.

The following assesses compliance with each item of Condition 2;

- (a) *Within 6 months of the date of final grant of permission the applicant shall submit a drawing and photographs with the following appropriate road signage shown on the private land parcel that will have been set back by 3 metres from the road edge between the planter boxes and the public footpath: - 'No Parking'*

*These signs shall be to SDCC Roads Section standards and shall be erected by a competent installer and will require the approval of the Planning Authority.*

The photos taken from the on-site inspection on the 15<sup>th</sup> March 2023, show no signage indicating no parking was in situ, **this is not considered compliant with Condition 2(a).**

- (b) *The access point shall be limited to a width of maximum 1.2m wide for the proposed development.*

Regarding the information submitted by the applicant, **this is considered compliant with Condition 2(b).**

- (c) *Kerbing shall not be dished at this location.*

The photos taken from the on-site inspection on the 15<sup>th</sup> March show dished kerbing in place, **this is not considered compliant with Condition 2(c).**

- (d) *Any gates shall open inwards and not out over the public domain.*

Regarding the information submitted by the applicant, **this is considered compliant with Condition 2(d).**

The applicant is strongly advised to have regard to Condition 4 when re-submitting a compliance for Condition 2.

The intention of this compliance is in the interest of proper planning and sustainable development for the area. In this regard, the applicant has not shown full compliance with Condition 2.

### **Conclusion**

The submission is therefore **considered partially compliant** with Condition 2. “

Yours faithfully,

M.C.

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for Senior Planner