

**Register Reference: SD22B/0482 AI**

**Development: 2 storey extension to side of dwelling and 2 storey extension to rear of dwelling. Single storey garage in rear garden. Internal alterations to be carried out.**

**Location: 100, Saint Maelruan's Park, Dublin 24**

**Applicant: Aidan Brown**  
**App. Type: Permission**  
**Planning Officer: DEIRDRE MCGENNIS**  
**Date Received: 16-Feb-2023**  
**Decision Due: 15-Mar-2023**

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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:**

2 storey extension to side of dwelling and 2 storey extension to rear of dwelling. Single storey garage in rear garden.

It was unclear from drawings accompanying the initial application that there would be vehicular access to the garage from the rear laneway. It appeared that the applicant was proposing to remove the rear access by constructing a single storey garage with no rear access. The Additional Information drawings have clarified that the applicant does intend to park cars in the garage which will be accessed via the rear laneway.

There is inadequate visibility at the proposed entrance. Roads believe access from rear laneway will lead to a traffic hazard for pedestrians at the proposed rear access through lack of footpath and public streetlights.

### **Roads Recommends Refusal.**

- The rear laneway proposed for access is of a sub-standard quality in width and with no footpath or public lighting. The proposed development would, therefore, endanger public safety by reason of traffic hazard and obstruction of road users due to the generation of additional vehicular traffic movements on the substandard and narrow laneway.

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Signed: *John McGee*

02/03/23

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

DATE