

Register Reference: SD22A/0436 AI

Development: Construction of a new two storey house adjacent to the existing house; a new driveway to the front; new garden access gates to the side and all associated site works.

Location: 64, Monastery Drive, Dublin 22

Applicant: Romaine Nolan
App. Type: Permission
Planning Officer: BARRY COUGHLAN
Date Received: 14-Mar-2023
Decision Due: 10-Apr-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:

Construction of a new two storey house adjacent to the existing house; a new driveway to the front; new garden access gates to the side and all associated site works.

Roads Related Additional Information Requested by SDCC:

1.2

The proposed rear pedestrian access paths and gates to both No.64 and 64a (subject site) would provide an unwanted precedent for gated access points to rear gardens on public streets that also has the potential to significantly obstruct pedestrian safety on the footpath.

The applicant is required to:

Omit the proposed rear pedestrian access gates on the southern boundary and provide for suitable bin storage to the existing house and to the proposed house.

Signed: *John McGee*

31/03/23

Endorsed: _____

DATE

Applicant Submitted Response to Additional Information Request:

The proposed rear pedestrian access paths and gates to both the existing and proposed houses have now been removed.

Bin storage to the existing house, no. 64, can continue to be via the garage or through new bin storage to the front of the house.

Bin storage for the new house, no. 64A, will be in the back garden with access via the new front-facing access gate and the new side alleyway.

We note that there are no front garden boundary walls on the street. It is proposed that the side access will be via the new access gate onto the public path to the south of the site. We are of the view that the revised proposal for the access gate location does not pose any hazard to pedestrians.

Roads Department Assessment:

SDCC Roads Department is satisfied with the applicant's revised pedestrian access layout.

No Roads objections subject to the following conditions:

1. Any gates shall open inwards and not out over the public domain.
2. The vehicular access points shall be limited to a width of 3.5 meters for both existing and proposed dwelling.
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 new driveway entrance.
4. The applicant shall make any necessary arrangement with the correct utility provider if the proposed works are going to impact on any utility service assets.

Signed: John McGee

31/03/23

Endorsed: _____

DATE