

**Register Reference: SD22A/0390 AI**

**Development:** Demolition of an existing two storey detached dwelling (162sq.m) and associated out-buildings on site and the construction of 7 two storey (plus dormer level); 5 bedroom houses comprised of 3 detached houses and 4 semi-detached houses on a site area of c. 0.3ha; all associated site development works, car parking, open spaces and landscaping etc; proposed access to the development will be via the existing vehicular entrance on the Lucan-Newlands Road / Esker Hill.

**Location:** Clonbrone, Lucan Newlands Road, Esker Hill, Lucan, Co. Dublin, K78 Y5C2

**Applicant:** Nacul Developments Ltd  
**App. Type:** Permission  
**Planning Officer:** CONOR DOYLE  
**Date Received:** 25-Apr-2023  
**Decision Due:** 22-May-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:**

Demolition of an existing detached dwelling and associated out-buildings on site and the construction of 7no. two storey houses.

**Roads Related Additional Information Requested by SDCC:**

2. (i) The Applicant shall submit a revised layout of not less than 1:200 scale, showing:
- The proposed access junction layout in relation to the proposed Grand Canal to Lucan Urban Greenway scheme.
  - The speed limit sign relocated away from the access point so as not to create a traffic hazard.
  - The removal/relocation of the telecom utility box and pole away from the access to a suitable location.
- (ii) The Applicant shall submit a revised Road Safety Audit which takes account of the revisions to the proposed Site Layout.

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Signed: John McGee

10/05/23

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

DATE

### **Applicant Submitted Response to Additional Information Request:**

- We submit Drawing No. 5009 which illustrates the proposed access junction layout in relation to the proposed Grand Canal to Lucan Urban Greenway Scheme. The drawing shows the linkage between the proposed development and the proposed greenway scheme on the Lucan -Newlands Road. The scheme includes an upgraded shared street which consists of a car share, bicycle lane and upgraded pedestrian paving linking into Brookvale Park, north-west of the subject site. Downes Associates have discussed this matter with Mr. John McGee of the Roads Department of South Dublin County Council.
- In response to traffic hazard measure, we submit Drawing No.s 5001 & 5007, prepared by Downes Associates which illustrate the location of the road safety signage and markings for the development. These include a "Caution – Children At Play" sign located at the entrance of the proposed site, which will be set in place to protect future residents within the proposed development. A "30km Speed Limit" sign will be introduced to control the speed of private vehicles within the development thus creating a safe street for residents and complying with traffic calming measures as per SM6 Objective 10 of the South Dublin County Development Plan 2022-2028. A "T-Junction" sign will be erected for the safety of vehicles when approaching the proposed junction. A "STOP" sign will be provided at the proposed junction to warn vehicles to stop and avoid traffic hazards near the site. A priority controlled stop junction road marking will be introduced at the access of the proposed development.
- Drawing no.s 5001 & 5006, prepared by Downes Associated detail the removal and relocation of the telecom utility box and pole away from the proposed access as requested, please refer to same. The applicant has also engaged with Eir, the owner of the utility box, and subject to the applicant paying the costs associated with any necessary relocation of same, there is no objection in principle to the relocation of the box – refer to enclosed letter from Eir.

#### **Response 2 (ii):**

Downes & Associates, Consulting Engineers have liaised with Mr. John McGee of the SDCC Roads Department and it has been confirmed that a revised Road Safety Audit is not required as there is no redesign of the junction.

### **Roads Department Assessment:**

2. (i)
  - SDCC Roads Department is satisfied that the applicant's proposed entrance layout will not have any negative impact on the proposed Grand Canal to Lucan Urban Greenway scheme road upgrades.
  - SDCC Roads Department is satisfied with the applicant's revised site layout plans showing the relocated signage and utilities.
2. (ii)
  - SDCC Roads Department is satisfied that a revised Road Safety Audit is not necessary as the entrance junction design is not being altered.

Signed: John McGee

10/05/23

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

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**No Roads objections subject to the following conditions:**

1. Any road signs and markings proposed and or to be installed shall comply with the Traffic Signs Manual.
2. Prior to commencement of development, the applicant shall submit the Construction Traffic Management Plan for the written agreement of the Planning Authority.
3. Prior to commencement of development, the applicant shall submit a developed Construction & Demolition Waste Management Plan (C&DWMP) for the written agreement of the Planning Authority.
4. 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.
5. The applicant shall submit and agree a public lighting design with public lighting Department

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Signed: John McGee

10/05/23

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

DATE