

Register Reference: SD22B/0403 AI

Development: Permission sought by Peter Lawlor to build two story extension to rear of existing dwelling providing additional bedrooms and living accommodation. Overall height of existing dwelling 7.300 meters. Overall height of proposed extension 6.150 meters. Area of existing dwelling 280.8 sqm. area of proposed extension 211.5 sqm. Total area 491.3 sqm together with required ancillary work.

Location: Mountpelier, Bohernabreena, Dublin 24

Applicant: Peter Lawlor
App. Type: Permission
Planning Officer: CONOR DOYLE
Date Received: 17-Apr-2023
Decision Due: 15-May-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:

Two story extension to rear of existing dwelling providing additional bedrooms and living accommodation.

Roads Related Additional Information Requested by SDCC:

3. The applicant should confirm that the proposed development 'retains and reinstates (where in exceptional circumstance retention cannot be achieved) traditional roadside and field boundaries'. The proposed development appears to require the setting back of the existing roadside boundary wall to the south and there are no details provided regarding materials, height, exact location and potential impact for road traffic including revised splays and any changes to access and egress. The applicant should submit the intended boundary treatments that are required as part of the proposed development including demonstrating the implications to the safety of road users.

Signed: *John McGee*

21/04/23

Endorsed:

DATE

Applicant Submitted Response to Additional Information Request:

“Note: No changes are proposed to existing front boundary wall or existing access – south side.

The existing road boundary and access to south are in compliance with conditions attached to Permissions granted under Register Reference SD11A/0024, SD13A/0252 and SD19A/0276. See enclosed photographs and Site Layout Plan of existing front south boundary and access.”



Landscape Plan

Roads Department Assessment:

SDCC Roads Department is satisfied with the applicant’s response. However, the submitted Landscape Plan shows trees planted along the front boundary wall and existing entrance which could potentially obstruct the visibility of drivers exiting the site. The applicant should ensure adequate visibility for drivers by way of a sightline analysis at the vehicular entrance.

No Roads objections subject to the following condition:

1. The applicant shall restrict tree planting along front boundary in order to maintain adequate sightlines. The applicant shall submit a visibility splay with a 2 metre set back and 70 metre sightline from the entrance. Sightline should be shown to the near side edge of the road to the right-hand side of entrance (when exiting).

Signed: *John McGee*

21/04/23

Endorsed:

DATE