

Jude O'Loughlin,
ndba architects
Unit 5, Grand Canal Wharf
South Dock Road
DUBLIN 4

Date : 26-May-2023

Reg. Ref. : SD22A/0288/C10-2
Proposal : Demolition of existing detached bungalow and construction of 2 No: 264sq.m detached two storey with developed roof space 4 bedroom plus study dwelling houses and associated site works

Condition 10:

Roads Requirements.

- (a). Prior to commencement, the applicant shall provide a revised drawing confirming the minimum 6 meter car-parking clearance between front wall and building line.
- (b). The boundary walls at both vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
- (c). The existing vehicular access point shall be limited to a width of maximum 4.2m wide for the proposed development.
- (d). 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 widened driveway entrance.
- (e). Any gates shall open inwards and not out over the public domain.

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

Location : St. Francis, Owendore Avenue, Rathfarnham, Dublin 14
Applicant : M. Hughes, A.Kilkenny & M.McCarville
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 03-Apr-2023 to comply with Condition No 10 of Grant of Permission No. SD22A/0288, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,

M.C.

for **Senior Planner**