

## Roads Department – Planning Report

Date: 23-May-2023

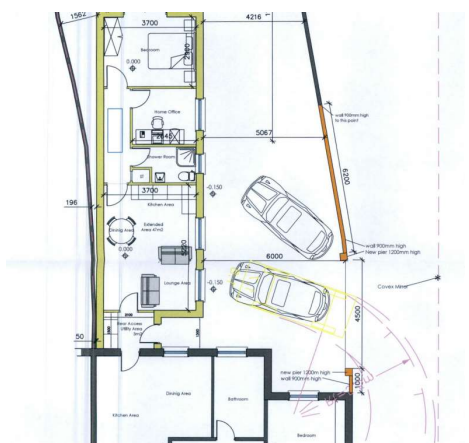
**Register Reference:** SD22B/0486 AI  
**Development:** Ground floor extension to rear (to create family ancillary accommodation) with internal modifications and associated site works.  
**Location:** Castle Cottage, Lucan Road, Dublin 20  
**Applicant:** Mark Lynch  
**App. Type:** Permission  
**Planning Officer:** CONOR DOYLE  
**Date Received:** 17-May-2023  
**Decision Due:** 13-Jun-2023

Following consultation with SDCC Planning Department, a second site visit was attended by Padhraic McGillicuddy and the applicant on 27.04.2023.

### Additional Information Requested by SDCC during the site meeting was as follows:

- SDCC need to receive a clear & comprehensive submission so that it could be assessed properly
- No pillars could exceed 1200mm in height; boundary wall to be reduced to 900mm max in height to expansion joint (to give required sightline)
- AutoTRAK analysis required
- The relocated entrance could maintain the same width as the existing (approx. 4.5m)
- A convex mirror would be welcomed as part of the submission (Ms Barr stated she owns the laneway and will submit a letter giving permission for the mirror to be erected there)
- Ideally the car park space would have min 6m clearance from boundary to building line of extension

### Applicant Submitted Response:



Signed: P. McGillicuddy

29/05/2023

Endorsed: G. Murphy

07/10/2022

### **Roads Department Assessment:**

The requirements of the additional information as requested by SDCC Roads have been met. Roads are satisfied with the proposed design.

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

1. Development to be constructed as per revised drawing.
2. The boundary walls at 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.
3. The vehicular access point shall not exceed a width of 4.5 meters.
4. Any gates shall open inwards and not outwards on to laneway.
5. Convex mirror must be installed as per best practice guidelines.