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Lisburn  
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BT27 5JN

Date : 14-Aug-2023

**Reg. Ref. :** SD21A/0287/C3a-d  
**Proposal :** Extension and alterations consisting of a 2 storey extension at the front main entrance of existing building (371.5sq.m ground floor addition & 367.5sq.m first floor addition); the extension will match the existing mansard roof profile; reorganisation of the first floor over an area of 272.2sq.m with the addition of 9 dormer windows; all associated services connections and ancillary site works.

**Condition 3 a - d:**

**Access & Parking**

Prior to commencement of development, the applicant shall submit to the Planning Authority for written approval:

- (a). a revised drawing showing minimum 10% of carpark spaces equipped with EV function. (4no. EV Spaces).
- (b). a revised drawing showing the removal of car parking spaces no. 55 to no. 59 and replaced with a 2.0m wide footpath at this location.
- (c). a revised access site layout plan drawing showing a 1.5m wide advisory cycle lane from the Kiltipper Road to the Dodder Greenway entrance gate unless otherwise agreed with the Planning Authority. A section drawing should also be included showing dimensions of the advisory cycle lane, the overall carriageway width and footpath width at three locations along the access road into the development.
- (d). details that any carriageway upgrades shall be constructed with 10mm SMA surface course laid at 40mm depth and 14mm AC base course material.

**Location :** Kiltipper Woods Care Centre, Kiltipper Road,  
Bohernabreena, Dublin 24, D24A248  
**Applicant :** Stanford Woods Care Centre Ltd.  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 20-Jun-2023 to comply with Condition No 3 a -d of Grant of Permission No. SD21A/0287, in connection with the above.

In this regard I wish to inform you that the submission received is deemed partially compliant.

Comments:

“Compliance submission:

By way of response, the applicant has submitted the following drawings;

- Dwg 21-182-SK006 Proposed Enhanced Shared Surface REVA
- Dwg 21-182-SK007 Required Road Works REVA
- Dwg 21-182-5K008 Cross Sections

Planner’s response:

The Roads Department have reviewed the submission and provided the following comments;

**1. Brief Summary of Compliance Submission:**

*(a) a revised drawing showing minimum 10% of carpark spaces equipped with EV function. (4no. EV Spaces).*

**Assessment of Compliance Submission for Compliance with Condition:**

*Condition 3(a) has been met.*

**2. Brief Summary of Compliance Submission:**

*(b) a revised drawing showing the removal of car parking spaces no. 55 to no. 59 and replaced with a 2.0m wide footpath at this location.*

**Assessment of Compliance Submission for Compliance with Condition:**

*Condition 3(b) has been met.*

**3. Brief Summary of Compliance Submission:**

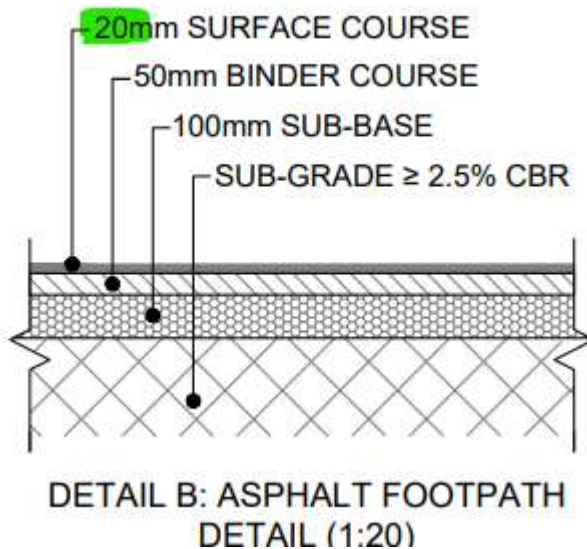
*(c) a revised access site layout plan drawing showing a 1.5m wide advisory cycle lane from the Kiltipper Road to the Dodder Greenway entrance gate unless otherwise agreed with the Planning Authority. A section drawing should also be included showing dimensions of the advisory cycle lane, the overall carriageway width and footpath width at three locations along the access road into the development.*

**Assessment of Compliance Submission for Compliance with Condition:**

*Condition 3(c) has been met.*

**4. Brief Summary of Compliance Submission:**

(d) details that any carriageway upgrades shall be constructed with 10mm SMA surface course laid at 40mm depth and 14mm AC base course material.



**The surface course has not been increased as requested to 40sma.**

**Assessment of Compliance Submission for Compliance with Condition:**

Does not comply.

**Recommendation:**

*Partially Agree Compliance Submission (please include reason).*

*Reason: See Item 4 - (d) above*

The planning authority concurs with the Roads Department assessment. It is therefore considered premature for the planning authority to agree the subject compliance submission until Condition 3(d) has satisfactorily been addressed. The applicant is strongly advised to carefully address the comments provided by the Roads Department specifically under Item 4, prior to submitting a revised submission.

**Conclusion**

The submission is partially compliant with Condition 3. “

Yours faithfully,

M.C.

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*for* **Senior Planner**