

Date: 09-Aug-2023

Register Reference: SD22A/0466 AI
Development: Demolition of an existing single storey plus dormer three bedroom dwelling house and the construction of four two storey three bedroom semi-detached dwellings; Three separate vehicular accesses are to be created off Templeville Drive with one to the south and two to east of the site with all ancillary site works and landscaping.
Location: 124, Templeville Drive, Templeogue, Dublin 6W
Applicant: Barry & Susanne Coleman
App. Type: Permission
Planning Officer: CAITLIN O'SHEA
Date Received: 08-Aug-2023
Decision Due: 04-Sep-2023

The applicant was asked to submit the following information as part of an Additional Information request:

2. 1. From the Entrance & Parking layout at Southern entrance the applicant is required to submit the following:
 - AutoTRAK analysis showing safe vehicular access/egress
 - Including for cars egressing & heading east along Templeville Drive
 - Radius dimension of internal grass verge
 - Proposed vehicular entrance width
 - Car park space dimensions (note sizes vary on submitted layout)
 - Dimension between the carpark spaces (East – West)
 - Bin collection details (narrow laneway widths to be dimensioned at all offsets)
2. From the Entrances on the Eastern side, the applicant is required to submit the following:
 - AutoTRAK analysis showing safe vehicular access/egress
 - Proposed road-marking alterations
 - Proposed vehicular entrance widths
 - Car park space dimensions (note sizes vary on submitted layout)
 - Dimension between the carpark spaces (East – West)
 - Bin collection details (narrow gate widths to be dimensioned)

The only item that has been responded to is the AutoTRAK analysis. This analysis does not detail how cars can easily navigate into the spaces closest to the road at the proposed southern entrance. Therefore the AutoTRAK along with all other Roads items requested as AI are still outstanding and will either need to resubmitted or requested as CAI.



Roads recommend that additional information be resubmitted from the applicant, or requested again through CAI.

Should the permission be granted, the following conditions are suggested:

1. 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.
2. The vehicular access point shall not exceed a width of 3.5 meters.
3. Any gates shall open inwards and not outwards over the public domain.
4. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.
5. The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.