

Pames Developments Ltd.,
26 Montjoy Square East,
Dublin 1

Date : 20-Sep-2023

Reg. Ref. : SD22A/0066/C4
Proposal : The demolition of the existing 3-bedroom, single storey detached house and sheds and the construction of three houses; two 3 bedroom 3 storey; semi-detached houses extending to 131.50sq.m each and one 3-bedroom; 3 storey detached house extending to 131.5sq.m; and all associated site works. Each house will have 2 off-street parking spaces to the front of the house (the total number of car spaces will be 6).

Condition 4:

Roads.

1. Prior to the commencement of development, the applicant shall submit a front elevation drawing indicating a kerbed footpath at the main road except for locations where the perpendicular parking spaces occur; here the footpath to be dished.

2. The 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.

4. Boundary walls 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.

5. Any gates shall open inwards and not out over the public domain.

REASON: In the interest of pedestrian safety.

Location : 'Hillview', Dispensary Lane, Lucan, Co. Dublin, K78K2N1
Applicant : John Pope
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 27-Jul-2023 to comply with Condition No 4 of Grant of Permission No. SD22A/0066, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

“With regard to the details submitted including;

- Cover letter, Pames Development, 26 July 2023
- Drawing S11.

The submission is considered to be:

Not compliant with condition 4

The roads report states “ *The proposed dishing of the kerbing and footpath is satisfactory, though the applicant has introduced tactile paving across the development which is deemed unnecessary by Roads Dept.*

Applicant to be informed that tactile paving proposed is not to be included in their works”.

The Planning Authority is not satisfied that the submission is compliant.

Signed: Sarah Watson

Recommendation: Not compliant with Condition 4.

I recommend that the applicant be informed as set out in the above report.”

Yours faithfully,

M.C. .

for Senior Planner