

Michael Malone,
Ceardean Architects
9, Dolphins Barn
Dublin 8

Date : 21-Sep-2023

Reg. Ref. : SD21A/0350/C2(a) & 2 (c)
Proposal : Retention of constructed fence and boundaries and the
relocation of existing access gate to revised location and
proposed use of space as an allotment.

Condition 2:

Roads Requirements.

(a). Within 6 months of the date of final grant of permission the applicant shall submit a drawing and photographs with the following appropriate road signage shown on the private land parcel that will have been set back by 3 metres from the road edge between the planter boxes and the public footpath:
- 'No Parking'

These signs shall be to SDCC Roads Section standards and shall be erected by a competent installer and will require the approval of the Planning Authority.

(b). The access point shall be limited to a width of maximum 1.2m wide for the proposed development.

(c). Kerbing shall not be dished at this location.

(d). Any gates shall open inwards and not out over the public domain.

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

Location : Long Mile Road, Drimnagh, Dublin 12
Applicant : Noel Whelan
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 28-Jul-2023 to comply with Condition No 2(a) & 2 (c) of Grant of Permission No. SD21A/0350, in connection with the above.

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

Comments:

“Documents provided by Applicant:

The Applicant has provided the following information to demonstrate compliance with Condition No. 2:

- Cover Letter, prepared by Noel Whelan.
- Site Photograph.
- Drawing No. 2_201, Site Block Plan and Contextual Elevation, Prepared by Ceardean Architects.

Assessment:

Part (b) of condition 2 which states; ‘*The access point shall be limited to a width of maximum 1.2m wide for the proposed developmen.*’, was deemed compliant under the previous submission regarding condition No.2.

The compliance documents were referred to the Roads Department who had the following comments in an extract from report received:

‘Assessment

Brief Summary of Compliance Submission:

Item (a) and (c) have been assessed as part of this compliance. The applicant has submitted a photo of the area showing the fencing and front of the development.

Assessment of Compliance Submission for Compliance with Condition:

The kerbing has been added and the dishing been removed. Therefore item (c) is compliant.

The no parking signs have been cable tied to the fence and are temporary in nature. These sings must be erected in accordance with the Traffic Signs Manual issued by the Department of transport.

Recommendation:

Any road sign proposed and or to be installed shall comply with most up to date Chapter 5 (REGULATORY SIGNS) and chapter 1 of the Traffic Signs Manual.

Partially Agree Compliance Submission

- *Item (a) is **not** compliant. The “no parking” signs should conform to the traffic signs manual.*

Assessment:

The Roads Department considers the submitted information to be partially acceptable with the condition as set out through the grant of permission. Part (c) is considered compliant with the dishing removed, however, coinciding with the roads department recommendation, part (a) is deemed not compliant and the applicant should properly secure the no parking signs to the fencing to comply with most up to date Chapter 5 (REGULATORY SIGNS) and chapter 1 of the Traffic Signs Manual.

Recommendation:

It is therefore considered that this submission is **partially compliant** with the condition.”

“The no parking signs have been cable tied to the fence and are temporary in nature. These signs must be erected in accordance with the Traffic Signs Manual issued by the Department of transport. Any road sign proposed and or to be installed shall comply with most up to date Chapter 5 (REGULATORY SIGNS) and chapter 1 of the Traffic Signs Manual.”

Yours faithfully,

M.C.

for Senior Planner