

PLANNING COMPLIANCE SUBMISSION

for CONDITION NO.4

of SD22A/0145

PROJECT:	RESIDENTIAL DEVELOPMENT AT WHITEHALL ROAD WEST, PERRYSTOWN, DUBLIN 12
PLANNING REF. NO.	SDCC PLANNING REF. NO. SD20A/0306 & SD22A/0145
ISSUE TO:	SOUTH DUBLIN COUNTY COUNCIL

Further to the Decision to Grant Planning Permission as issued by South Dublin County Council, dated 25th June 2021 for Planning Register Reference No. SD20A/0306 (Parent Permission), and related permission for amendments granted by South Dublin County Council, dated 23rd August 2022 for Planning Register Reference No. SD22A/0145 in respect of this development for 13No. apartment units and associated works at site at 21 Whitehall Road West, Perrystown, Dublin 12; we note that there are a number of Conditions attaching to the Grant of Planning Permission that require the submission of compliance details/ information to the Planning Authority prior to commencement of development for their written agreement.

In this correspondence, we set out below details on the proposed means of compliance with **Condition No.4** of SD22A/0145 which requires the written agreement of the Planning Authority prior to commencement of the development:

CONDITION 4:

"4. Vehicular Access and Parking

Prior to the commencement of development the Applicant/Developer shall submit for the written agreement of the Planning Authority, following consultation with SDCC's Roads Department if needed, accurate plans demonstrating:

(i) The provision of a visibility splay of 2.4m x 50m in both directions from the entrance. Sightlines should be shown to the near side edge of the road to the right hand side of entrance and to the centreline of the road to the left hand side of the entrance (when exiting).

(ii) The vehicular access point shall be limited to a width of 3.5 metres unless otherwise agreed with the Planning Authority.

REASON: In the interests of pedestrian and traffic safety."

COMPLIANCE SUBMISSION:

Please see enclosed revised drawings 5607-PC-004 Proposed Vehicular Sightlines & Access/ Egress Plan addressing compliance with Condition 4. The revised site context plan drawing shows the provision of a visibility splay of 2.4m x 50m in both directions from the entrance. Sightlines are shown to the near side edge of the road to the right-hand side of entrance and to the centreline of the road to the left-hand side of the entrance (when exiting). The drawing also shows the vehicular access/ egress point reduced in width of 3.5 metres as required by Condition 4.

Compliance Drawing attached:

5607-PC-004 Proposed Vehicular Sightlines & Access/ Egress Plan