

Simon Clear & Associates  
3 Terenure Road West  
Terenure  
Dublin 6W

Date : 02-May-2024

**Reg. Ref. :** SD22A/0145/C4  
**Proposal :** The development will consist of modifications to planning permission granted under SD20A/0306 as follows; Relocation of vehicular access from existing access road to the South to Whitehall Road West. Revised car parking layout providing 5 undercroft car parking spaces accessed directly from Whitehall Road West (no change to number of permitted parking spaces). Reconfiguration of ground floor level including omission of 1 one bed apartment to facilitate revised car parking layout (reduction from 14 units permitted to 13 units). Minor modifications to apartments on 1st, 2nd and 3rd floor level with associated changes to elevations. All associated site development works and services.

**Condition 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.

**Location :** 21 Whitehall Road West, Dublin 12.  
**Applicant :** Carl Properties Limited

**Application Type: Compliance with Conditions**

Dear Sir/Madam,

I refer to the submission received on 20-Mar-2024 to comply with Condition No 4 of Grant of Permission No. SD22A/0145, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,

M.C.

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*for* **Senior Planner**