

David Campbell,
Riverside Projects
8, Herbert Place
Dublin 2

Date : 04-Dec-2024

Reg. Ref. : SD22A/0342/C19
Proposal : Construction of a four-storey apartment block (4224 sq.m) consisting of 58 age friendly residential units comprising 20 one bedroom units and 38 two bedroom units with associated private balconies, associated lift and stair cores, entrance lobby, and circulation space; Provision of a community facility (99.3 sq.m) and ancillary accommodation including refuse store (26.9 sq.m), cycle store (36 sq.m), plant room (46.2 sq.m), sub-station (14 sq.m), switch room (16 sq.m), landscaped public open space (907.4 sq.m) and communal open space (1225.6 sq.m), and 30 car parking spaces and 80no. cycle parking spaces to serve the development; Vehicular access to the development will be provided via an upgraded entrance from Tay Lane with a minor pedestrian access provided from Eaton Drive to facilitate direct linkages to the town centre; Planning permission is also sought for all ancillary site and development works above and below ground to facilitate the development including the provision of internal access roads and pedestrian / cycle pathways and linkages, boundary treatment, public lighting, hard and soft landscaping, services, rooftop PV panels and associated signage.

Condition 19:

Roads – Pedestrian Arrangements

A. Prior to commencement of development, the location, design, and construction details of the pedestrian crossings to be constructed by the applicant/developer and at their own expense shall be submitted for the written agreement of the Planning Authority and such agree details shall be fully implemented on site.

B. Prior to commencement of development, the design and construction details of the footpath/road resurfacing of the entire Tay Lane from the development access connecting to Rathcoole Main Street, to be constructed by the applicant/developer and at their own expense shall be submitted to the Planning Authority for written agreement and such agreed details shall be fully implemented on site.

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

Location : Lands located to the east of Tay Lane, Newcastle Road, Rathcoole, Dublin 24

Applicant : David Campbell, Riverside Projects Limited

Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 23-Oct-2024 to comply with SD22A/0342/C19 in connection with the above.

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

Yours faithfully,

F. Campbell

for Senior Planner