

MANAHAN PLANNERS

Town Planning Consultants

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13th May 2022

The Planning Officer,
The Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Co. Dublin

Re: Compliance submission in respect of Pre-Commencement Condition No's. 2, 5, 10 and 13 for development at Units 2007 & 2008 Orchard Avenue, Citywest Business Campus, Dublin 24, D24 RW52. Reg. - Ref. SD21A/0240

Dear Sir/Madam,

On behalf of our client Gowan Distributors Limited, we wish to lodge the following submission as a compliance with the pre-commencement conditions of the Grant of Permission dated 28th January 2022 issued by South Dublin County Council.

These conditions require submissions prior to commencing development on site.

Condition 2 of the Grant of Permission states,

"Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

-Revised plans that show no more than 118 car parking spaces to serve the development.

REASON: To promote sustainable transport, comply with maximum standards of the County Development Plan and in the interests of the proper planning and sustainable development of the area."

The existing car park markings are based on 2.4 metre widths, and in locations the existing widths are slightly less than this minimum dimension. In addition, the existing accessible parking spaces are not sufficient for the proposed development. It is intended to remark all car parking spaces to provide a minimum width of 2.5 metres, and to include for 6no. accessible spaces marked as per TGD-M requirements, and to also indicate electrical vehicle recharging spaces, with a total number of parking spaces as 118. This configuration is indicated on revised Drawing No's. P-01B & P-02B, on which the individual spaces are numbered.

Condition 5 of the Grant of Permission states,

“Prior to commencement of development, the applicant shall obtain the written agreement of the SDCC Public Realm Department to the Tree Mitigation and Management Plan.

REASON: To ensure the continued wellbeing of the protected species and habitats and in the interests of the amenity and environmental quality of the locality in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP2016-2022.”

Please see enclosed the written agreement of the SDCC Public Realm Department to the Tree Mitigation and Management Plan prepared by Gannon + Associates Landscape Architecture in association with this application and previously lodged with this application.

Condition 10 of the Grant of Permission states,

“Prior to commencement of the development proposed Public Lighting Design for the development shall be agreed with the Planning Authority. The proposal shall integrate with the Tree Mitigation and Management Plan and agreement is required from both the Public Lighting and Public Realm sections.

Reason: To ensure adequate public realm lighting which integrates with environmental measures.”

The existing external lighting lamp standards shall be retained as per their current configuration. These lamp standards are intended to be re-lamped and cleaned down. There are no additional lamp standards proposed. The terrace areas to the west and south of the building will be augmented with in-ground recessed lighting, which is not intended as part of the public realm lighting scheme. The existing lamp standard locations are indicated on Drawing no's. P-01B & P-02B enclosed.

Condition 13 of the Grant of Permission states,

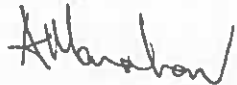
“The developer shall pay to the Planning Authority a financial contribution of €182,675.55 (one hundred and eighty two thousand six hundred and seventy five euros and fifty five cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 -2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2021 -2025.

The Applicant has proposed to pay the amount of financial contribution in full and has made a bank transfer to the Finance Department of SDCC enclosing the full sum of the financial contribution noted in Condition 13.

We trust this is of assistance to you. We would be grateful for your confirmation that this submission complies with the requirements of the Condition No's. 2, 5, 10 and 13 as soon as practicable as our clients wish to proceed with the development.

Yours faithfully,



Tony Manahan
Manahan Planners

From: Jonathan Gannon <jonathan@gannonandassociates.ie>
Sent: Thursday 24 February 2022 14:44
To: Simon Ray; Stephen Scott
Subject: Fwd: FW: Landscape Mitigation - SD21A/0240 Orchard Avenue City West

FYI from SDCC below;

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Jonathan Gannon,
Principal Landscape Architect
B. Ag.Sci, L.L.M, M.I.L.I

Gannon + Associates Landscape Architecture
6 Lower Kimmage Road
Harolds Cross,
Dublin 6W.

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----- Forwarded message -----

From: Oisín Egan <oegan@sdublincoco.ie>
Date: Wed, 23 Feb 2022 at 10:25
Subject: RE: FW: Landscape Mitigation - SD21A/0240 Orchard Avenue City West
To: Jonathan Gannon <jonathan@gannonandassociates.ie>

Hi Jonathan,

Having reviewed the drawings and information submitted, the Public Realm Section can confirm that the requirements of conditions 4, 5 and 6 of SD21A/0240 have been met and the Public Realm Section is satisfied that the proposed works can commence as outlined in the submitted plans.

Should you have any further queries, please don't hesitate to contact me.

Regards,

Oisín Egan

Executive Parks Superintendent | Public Realm | Environment, Water & Climate Change |

South Dublin County Council, County Hall, Tallaght, Dublin 24 | Post Code: D24 YNN5 |

Tel: +353 014149000 | Ext: 4261 | e-mail: oegan@sdublincoco.ie |

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From: Jonathan Gannon <jonathan@gannonandassociates.ie>
Sent: Tuesday 22 February 2022 12:29
To: Oisin Egan <oegan@SDUBLINCOCO.ie>
Subject: Re: FW: Landscape Mitigation - SD21A/0240 Orchard Avenue City West

CAUTION: [EXTERNAL EMAIL] Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Afternoon Oisin,

I hope you're keeping well since last time we spoke and further to grant permission for the development at Orchard Avenue at City West, we are in the process of appointing contractors to carry out the initial tree protection, removal and protection works for the scheme.

As part of conditions 4, 5 and 6 we are required to obtain written agreement in advance of the erection of tree protection fencing and commencement of tree removal and replanting operations. The attached drawings (21127_TD_01/02/03) demonstrate in detail where the proposed tree protection fencing shall be erected, the exact trees to be removed and the size, location and species of trees to be replanted.

Would you be satisfied to provide us with SDCC written approval for us to commence work?

Looking forward to hearing from you and please let me know if you have any queries.

Many thanks,

Jonathan

4. **Tree Retention.**

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within five years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

REASON: To ensure the continued wellbeing of the trees in the interests of the amenity and environmental quality of the locality in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.

5. **Tree Mitigation and Management.**

Prior to commencement of development, the applicant shall obtain the written agreement of the SDCC Public Realm Department to the Tree Mitigation and Management Plan.

REASON: To ensure the continued wellbeing of the protected species and habitats and in the interests of the amenity and environmental quality of the locality in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.

6. **Implementation of Tree Protection during development**

(i) All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998: 2010 - Recommendations for Tree Works.

(ii) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.

(iii) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

(iv) No development or other operations shall take place except in complete accordance with the approved protection scheme and Arboricultural Method Statement.

REASON: To ensure the continued wellbeing of the trees in the interests of the amenity and

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5g Talamhúsáide, Pleanála agus Iompaír
, Planning & Transportation Department

Phone: 01 4149000

Fax: 01 4149104

Email: planningdept@sdblincoco.ie


Comhairle Contae
Átha Cliath Theas
South Dublin County Council

environmental quality of the locality in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.

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Jonathan Gannon,

Principal Landscape Architect

On Fri, 5 Nov 2021 at 13:44, Brendan Redmond <bredmond@sdublincoco.ie> wrote:

Hi Jonathan,

I have moved into an operational role, my colleague Oisín Egan will be able to assist you with your query.

Regards,

Brendan Redmond

Executive Parks Superintendent

Environment and Public Realm Management | South Dublin County Council | County Hall | Tallaght, Dublin 24 | Post code: D24 YNN5 |

P: 01 4149000 | Extension 4270

E: bredmond@sdublincoco.ie

W: www.sdcc.ie

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