



**Planning Department
South Dublin Co. Council
Tallaght
Co. Dublin**

**Re: Compliance Submission with respect to Land
Conditions for the Apartment Development at St. Ed
Lucan, Co. Dublin
For Moykerr Limited
Reg Ref No. ABP 3 12275 - 21
Our Ref 2018 - 1470
25.08.22**

Dear Sir/Madam,

We wish to present compliance documentation as part of an overall Compliance submission with respect to the Landscape Condition No. 5, 6, 7 & 8. Please find enclosed the following Landscape Drawings in support of same. We have received notice that the submission was non compliant with respect of pl. items, we wish to address same.

- **Dwg 01 Landscape Plan** A1
- **Dwg 02 Landscape Boundary Plan** A1
- **Dwg 03 (i) Planting Plan (i)** A1
- **Dwg 03 (iv) Planting Plan (iv)** A1
- **Dwg 12 - Main Open Space – Landscape Development – Play Areas** A1
- **Arboricultural Impact Assessment & Tree Protection Plan** A1
- **Arboricultural Tree Survey Report.** A4
- **Open Space Development Landscape Rationale** A4
- **Western Boundary New tree Planting and Entrance Detail** A3

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The documentation attached form part of a Compliance submission to South Dublin County Council with respect to Landscape condition No. 5, 6, .7 & No. 8 We wish to respond thus:

Condition 5

Prior to commencement of development the applicant shall agree in writing with the planning authority the final layout of the 4,400 square metres area of public open space at the eastern boundary of the site.

Reason: in the interests of clarity and to ensure an appropriate high standard of development.

Response:

Please find revised layout of the open space – the paths and general shape has been retained, however we have further developed the Natural Play areas. Please see . attached drawing No 12 Rev R Main Open Space – Landscape Development – Play Areas and a Rationale highlighting equipment and landscape items for Natural play, Open Space Development Landscape Rationale

Condition 6

Prior to commencement of development the applicant shall agree in writing with the planning authority the final details of furniture and equipment including seating areas and play spaces to be provided within the areas of communal and public open space.

Reason: In the interests of residential amenity and to ensure an appropriate high

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standard of development.

Response:

- A) The materials, colors and textures will be shown on the landscape masterplan key plan for ease of reference. The landscape plans outline the different areas of material throughout the site. Please see Dwg 01 Landscape Masterplan and Open Space Development Landscape Rationale
- B) Details of the boundaries within the site will be shown on the Boundary Plan. The key plan and the specific boundary details will be shown in more detail. Please see Dwg 02 Boundary Plan for more detail.
- C) The details of the hard landscape areas will be shown on the Landscape Plan and rationale, respectively. Please see Dwg 01 Landscape Plan & Open Space Development Landscape Rationale for more detail.

Condition 7

Prior to commencement of development the applicant shall agree in writing with the planning authority the requirement for a piece of public art within the site. All works shall be at the applicant's expense.

Reason: In the interests of place making and visual amenity.

Response:

The Artist brief for the public art has been submitted for the development.

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Condition 8

The boundary planting and areas of communal open space and public open space shall be landscaped in accordance with the landscape scheme submitted to An Bord Pleanala with this application, unless otherwise agreed in writing with the planning authority. The landscape scheme shall be implemented fully in the first planting season following completion of the development, and any trees or shrubs which die or are removed within three years of planting shall be replaced in the first planting season thereafter. This work shall be completed before any of the dwellings are made available for occupation. Access to green roof areas shall be strictly prohibited unless for maintenance purposes.

Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose.

Response:

The boundary planting and areas of communal open space and public open space shall be landscaped in accordance with the landscape scheme submitted to An Bord Pleanala with this application, unless otherwise agreed in writing with the planning authority.

We have been in communication with South Dublin County Council Parks Department and we have noted the poor condition of the trees on the western boundary. Please see attached Arboricultural Impact Assessment & Tree Protection Plan and Arboricultural Tree Survey Report. The trees are shown as poor and should be removed.

We wish to remove the trees of poor quality and replace with large semi

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mature Oak trees and pine trees. Furthermore we wish to grade the ground levels and tie in with the previous landscape development of the open space adjacent to this proposal.

The landscape scheme shall be implemented fully in the first planting season following completion of the development, and any trees or shrubs which die or are removed within three years of planting shall be replaced in the first planting season thereafter, this shall reside with the management company. This work shall be completed on a phased basis before any of the dwellings are made available for occupation. Access to green roof areas shall be strictly prohibited unless for maintenance purposes.

Is mise,

A handwritten signature in black ink, appearing to be 'Ronan MacDiarmada'.

Ronan MacDiarmada.