

MANAHAN PLANNERS

Town Planning Consultants

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4th October 2022

Planning Registry,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24.

[by email: planningdept@sdublincoco.ie]

Re: Compliance Submission in respect of Condition No. 2 for development at Lucan Retail Park, Ballydowd, Lucan, Co. Dublin. Reg. Ref. SD21A/0323

Dear Sir/Madam,

On behalf of our client New Ireland Assurance Company PLC, we wish to lodge the following submission as compliance with **Condition No.3** of the Grant of Permission Reg. Ref. SD21A/0323, dated 11th April 2022 by South Dublin County Council.

Condition 3 of the Grant of Permission states:

“Prior to the commencement of development, the applicant/developer shall submit for the written agreement of the Planning Authority, following consultation with the Public Realm Section if required, a fully detailed landscape plan, with full works specification, that accords with the specifications and requirements of the Council. The landscape plan shall include hard and soft landscaping including levels, sections and elevations. In addition the applicant is required to submit a fully detailed Planting Plan for boundary planting/hedgerows for the development. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development, whichever is the sooner. Details shall include:

- (i) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;*
- (ii) location, type and materials to be used for hard landscaping including specifications, where applicable for: (a) permeable paving (b) tree pit design (to incorporate bioretention storage) (c) Sustainable urban drainage integration*
- (iii) a schedule detailing sizes and numbers/densities of all proposed trees/plants;*
- (iv) specifications for operations associated with plant establishment and maintenance that are compliant with best practice; and*
- (v) types and dimensions of all boundary treatments All soft landscaping shall have a written five-year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced.*

REASON: To uphold the policies of the South Dublin County Council Development Plan 2016-2022 relating to Green Infrastructure and SuDS, and to provide for the proper planning and sustainable development of the area.

In relation to compliance with Condition 3, Please see attached the following prepared by RMDA Landscape Architects:

- Landscape Masterplan (Dwg.1)
- Paving Details (Dwg.2)
- Planting Plan (Dwg.3)
- Planting Outside Red Line (Dwg.4)
- Tree Pits (Dwg.5)
- Landscape Details (Dwg.6)
- Kerb Plan (Dwg.7)

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 3 as soon as practicable as our clients wish to proceed with the development.

Yours faithfully



Tony Manahan
Manahan Planners