Ronan MacDiarmada and Associates Ltd.
5 Tootenhill, Rathcoole, Co. Dublin.

Date : 01-Nov-2022

Reg. Ref. : **SHD3ABP-312275-21/C8**
Proposal : **Modifications to the previously permitted Strategic Housing Development granted on the subject site (Reg. Ref. ABP-305857-19), which is currently under construction. The proposed development will provide for amendments to the permitted development as follows: • Permitted Block 1 increased in height by 1 storey and will now comprise 235 apartments in total (an increase of 21 from the permitted 214) • Permitted Block 2 layout will be reconfigured, and increased in height by 1 storey, and will now comprise 34 apartments (an increase of 1 from the permitted 33) • Replacement of permitted Block 3 (a terrace of 5 2 storey, 3-bed houses) with a new 4-5 storey apartment block comprising 28 apartments (an increase of 23 from the permitted 5) • Replacement of permitted Block 4 (a 3 storey commercial block comprising creche, gym, retail unit, community room and concierge) with a 2-5 storey block comprising 16 apartments, creche and residential amenity space (providing a gym, co-working space, a multi-use room, kitchenette and reception). The overall development, as modified, will increase from 252 permitted residential units (comprising 247 apartments/duplexes and 5 houses) to 313 apartments in four blocks (an increase of 61 units) and including 137 1-beds, 171 2-beds and 5 3-beds. The building height will now range up to 9 storeys (previously up to 8 storeys). All apartments will have associated private balconies/terraces to the north/south/east/west elevations. Permitted parking will be revised to now provide 214 car parking spaces (a decrease of 11 spaces) and 378 bicycle parking spaces (an increase of 70 spaces). All associated site services and works to enable the development including bin stores, ESB substations, associated roadworks and services connections, public and communal open spaces, vehicular access, pedestrian/cyclist connections, boundary treatment works and landscaping.**
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

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Location :   **St. Edmunds, St. Lomans Road, Palmerstown, Dublin 20**

Applicant :   **Moykerr Limited**

Application Type: **Compliance with Conditions**

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."

Dear Sir/Madam,

I refer to your submission received on 02-Sep-2022 to comply with Condition No 8 of Grant of Permission No. SHD3ABP-312275-21, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

"The submitted details are not acceptable. If trees are being removed, they need to be replaced with landscape of high ecological potential."

Yours faithfully,

M.C.

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for **Senior Planner**