



15 September 2022.

Land Use Planning and Transportation Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24



Re:

Permission for a Residential Development at Gordon Park, Kingswood, Dublin 24

COMPLIANCE WITH CONDITIONS

REG. REF. SD21A/0327

Dear Sirs/Madam,

On behalf of our client Greenwalk Development Ltd, we wish to submit the following details and enclosures as compliance with the conditions attached to a grant of permission under Reg. Ref. **SD21A/0327**, for the development of 63 no. houses, open spaces and all associated site development works etc, as follows:

Condition No. 1

Development to be in accordance with submitted plans and details.

The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 22nd April 2022, save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained

Response: The development will be carried out in accordance with the plans and particulars as submitted with the application as per drawings submitted on the 22nd April 2022.

Condition No. 2

Modification.

- (a) *This is a permission for 63 no. dwelling units.*
- (b) *14 no. duplex units (units 64 to 77) and associated parkin, and communal open space are omitted from the permission.*
- (c) *The pedestrian path running north-south along the western boundary of the site shall be included in the development, with details to be agreed.*



- (d) *Prior to commencement, the applicant shall secure the written agreement of the Planning Authority to the following details:*
- (i) *temporary boundary treatments and services arrangements for the area of development where units are omitted.*
 - (ii) *the parking space for unit 1, which shall be provided alongside the parking space for unit 2; and*
 - (iii) *the parking space for unit 49, which shall be provided alongside the parking space for unit 48.*

Note: Unit numbers given are as per drawing 2112 P 1001 'Proposed Site Layout' lodged on 22nd April 2022.

REASON: To ensure the development is not premature pending the adoption of a Local Area Plan as per CS6 SLO2 of the South Dublin County Council Development Plan 2016 - 2022; and that it is not contrary to Policies UCI, UC6, and R8 of the County Development Plan, and to allow for future development featuring local centre services on the northern portion of the site another a separate planning application.

Response:

(a) We acknowledge that the permission granted under Ref. SD21A/0327 provides for 63 no. dwelling units.

(b) Please find enclosed Conroy Crowe Kelly (CCK) drawing no. 2112-CMP-200 which shows the area omitted by planning condition 2(b) to be surrounded by a 1.8m high paladin fence, aligned to avoid impacting existing trees.

(c) Please note that foul and surface water and mains water services will be provided in the permitted road to the east of this area, into which any future development of the omitted area can connect. Footpaths will be provided to all sides of the fenced off area as shown on the aforementioned enclosed drawing.

(d) Please find enclosed drawing no. 21578-2-104 "boundary treatments" prepared by Cunnane Stratton Reynolds.

The parking spaces for units 1 and 49 have now been re-arranged as conditioned. As a result of this condition, the tree area between unit no. s 48 and 49 has become necessarily smaller.

Please refer to the submitted

- drawing no. 2112-CMP-200 prepared by CCK.
- drawing no. 21578-2-104 "boundary treatments" prepared by Cunnane Stratton Reynolds

Condition No. 3

Connections.

The pedestrian connections between the proposed development at the site to the south shall be provided with low walled boundaries, or an alternative boundary treatment that provides for enhanced visibility of and through the connection, maximises passive surveillance, and ensures visual permeability between adjoining streets and open spaces. Prior to the commencement of development, the applicant, developer, or landowner shall obtain the written agreement of the Planning Authority to final layout, landscaping, and boundary treatment details of the two pedestrian connections to the south.

REASON: To protect residential amenities.

Response: There are two potential pedestrian connections between the development's southern boundary and Silken Park, one to the west and one to the east:

- 1) West Connection - There is an existing metal gate flanked by walls, which allows visual



permeability. To aid pedestrian permeability, this gate could be opened or removed should those in control of / in charge of Silken Park agree. Our client has been in contact with Silken Park in this regard but has received no response to date.

- 2) East Connection - This is an existing masonry wall some 2m high on the Silken Park side and some 3.6m high on the permitted/subject development side. This level difference is the reason the permitted development includes a path within the permitted open space which gently rises and terminates at this wall. An opening in this wall at the permitted path could provide visual and pedestrian permeability. Our client has been in contact with those in control of / in charge of Silken Park in this regard but has received no response to date.

Please refer to the enclosed 2 no. A4 Documents prepared by CCK Architects which addresses condition no. 3 of the grant of permission received.

Condition No. 4

Public Footpaths and Pedestrian Crossings.

- (a) *The proposed development shall include a pedestrian crossing point across Old Naas Road, connecting the development to the western side of the road*
- (b) *The proposed development shall include footpath improvements to the western side of Old Naas Road along the length of the development.*
- (c) *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 for the written agreement of the Planning Authority. The agreed plan, along with the written agreement of the roads department shall be lodged to the planning file. The written commitment of the developer to implement the agreed plan shall also be lodged to the file.*
- (d) *Prior to commencement of development, the design and construction details of footpath improvements on the western side of Old Naas Road for the entire length of the development, to be constructed by the applicant/developer and at their own expense, shall be agreed with the Planning Authority in writing.*

REASON: in the interest of pedestrian and traffic safety.

Response: In response to the above, please refer to the submitted A4 document prepared by Cronin & Sutton Consulting Engineers which addresses condition no. 4 of the grant of permission along with 2 no. drawings in relation to public footpaths and pedestrian safety:

- G104-CSC-ZZ-XX-DR-0024 "Proposed Road Layout for Compliance" (Scale: 1:500 @ A1)
- G104-CSC-ZZ-XX-DR-0025 "Proposed Pedestrian Crossing and Footpath Upgrade for compliance (Scale: 1:200 @ A1)

Condition No. 5

Ecology and Environment.

- (A) (i) *Prior to commencement of development, the applicant shall submit and obtain written agreement of the Planning Authority for a site-specific Construction Environmental Management Plan. The CEMP shall identify potential impacts and mitigating measures, and a mechanism for ensuring compliance with environmental legislation, and ensure best construction practices including measures to prevent and control the introduction of pollutants and deleterious matter to surface water and measures to minimise the generation of sediment and silt. Precautions must be taken to ensure there is no entry of solids, during the connection of pipe work, or at any stage to the watercourse on-site.*
- (ii) *The CEMP shall identify those measures required as per the Ecological Impact Assessment (see below).*



(iii) The CEMP shall be accessible at the site throughout the construction phase.

(iv) A suitably qualified Ecological Clerk of Works should be appointed to monitor and direct the implementation of both the CEMP and the mitigation measures recommended in the Ecological Impact Assessment.

(B) The mitigation measures recommended in the Ecological Impact Assessment shall be implemented as part of the development.

(ii) Prior to commencement of works, the applicant shall obtain the written agreement of the Planning Authority to any alterations to the scheme required as per the Ecological Impact Assessment, and to a proposal outlining how they will implement the measures required in the Ecological Impact Assessment.

The measures provided for in the Ecological Impact Assessment can be summarised as follows (please refer to pages 44 - 52 of the Ecological Impact Assessment Report for full breakdown):

1. Construction phase surface water management measures;

2. Vegetation:

Careful removal of dead wood/leaves and storage in an 'out of the way' area to provide compensatory hedgehog habitat during the construction phase;

Construction materials (i.e. plastic sheeting and netting) to be stored off the ground overnight;

Removal of hibernation habitats such as logs and scrub/hedgerow should not take place between 1st November and 1st March, and it is recommended that this take place during September/October;

Removal of potential bird nesting sites (hedgerow, scrub and treelines) shall take place outside of the nesting season (1st March to 31st August);

Pre-removal surveys of vegetation to be carried out by a qualified ecologist if occurring during the nesting season, and nests/young birds protected.

Any trees to be removed in the period of late August to late October/early November in order to protect potential bat roosts.

Appropriate measures for removal of any tree with 'moderate' bat roosting potential (Bat Tree Assessment, Pre-felling bat survey, derogation licence from the NWPS)

Specific procedures for felling trees;

3. Noise Control: Control of noise measures to be set out in the CEMP

4. Night-time lighting

Bat-friendly night-time lighting to include 25% dimming between hours of 12 midnight and 6am;

- Night-time lighting of the site to be kept to a minimum during construction phase;

Habitat enhancement;

Provision of holes in walls and fences at ground level to facilitate a 'hedgehog highway' through the site;

- Provide details of these features to new occupants;

- Provide 5+ bat boxes through the site to provide future roosting opportunities, such as on:

- Eaves of taller buildings

- Mature trees being retained

All under the supervision of a qualified ecologist.

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

Response:

(a) In compliance with Condition no. 5 of grant of permission Ref. SD21A/032, Enviroguide Consulting has prepared a "Construction Environmental Management Plan (CEMP)" which is enclosed with this letter – please refer to same. Upon agreement with the Planning Authority, the CEMP will be accessible at the site throughout the construction phase. The developer will employ a suitably qualified Ecological Clerk of Works to monitor and direct the implementation of both the CEMP and the mitigation measures recommended in the Ecological Impact Assessment – refer to the submitted CEMP for details.



- (b) Please refer to the submitted CEMP - Section 6 of same which details environmental control measures that will be implemented during the Construction Phase and notes the mitigation measures recommended in the Ecological Impact Assessment. The CEMP outlines the measures that will be implemented to prevent and mitigate any potential environmental issues that may arise during the Construction Phase.

Habitat enhancement:

Please find enclosed an A4 document prepared by Cunnane Stratton Reynolds in response to Condition 5: "Habitat enhancement". Please see attached revised Drawing No. 2158-2-104 Boundary Treatment Rev G which provides indicative locations of the above habitat enhancements through the site. The final location and numbers of the bat/bird boxes and hedgehog access points will be determined on site by the ecological clerk of works in accordance with the CEMP.

Enclosures:

- | | |
|---|---------------------|
| ▪ Construction Environmental Management Plan (CEMP) | (A4 Document) |
| ▪ Cunnane Stratton Reynolds "Habitat enhancement" | (A4 Document) |
| ▪ Drawing No. 2158-2-104 "Boundary Treatment Rev G" | (Scale: 1:500 @ A1) |

Condition No. 6

Street Lighting

Public Lighting and Landscaping Plan

- (a) *Prior to the commencement of development, the applicant shall agree in writing an integrated public lighting scheme and Landscape Plan with the Planning Authority. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of South Dublin County Council Lighting Department, after consultation as necessary with the SDCC Heritage Officer and SDCC Public Realm Department.*
- (b) *The Public Lighting scheme and Landscaping Plan shall be integrated and agreed with the Planning Authority.*
- (c) *The site shall be landscaped in accordance with a comprehensive landscape plan, details of which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. This scheme shall include the following:*
- A. *A Landscape Master plan to scale of not less than 1:500 showing -*
- i. *The species, variety, number, size and locations of all proposed planting*
 - ii. *ii: Details of Hard landscape works, specifying surface material and furniture*
 - iii. *Details of natural SuDs features*
 - iv. *Details of proposed play provision*
 - v. *Detailed Sections and Elevations*
- B. *Specifications for mounding, levelling, cultivation and other operation associated with plant and grass establishment*
- C. *A timescale for implementation*
- D. *Areas to be taken in Charge*
- (d) *The applicant shall submit a letter from their consulting ecologist confirming that the detail of measures described under 'Mitigation Measure 4: Night-Time Lighting' in the Ecological Impact Assessment has been adhered to in the final Public Lighting Plan.*
- REASON: In the interests of public safety, biodiversity, residential amenity and visual amenity.*



Response:

The lighting scheme has been revised and integrated into the attached revised Drawing No.s prepared by Cunnane Stratton Reynolds:

- 21578-2-101 Rev J – Landscape Masterplan,
- 2158-2-105 Tree Taken in Charge Rev B
- 21578-2-103 Rev E landscape and services,
- 21578-2-107 Rev A Detail Communal Tree Garden and SUDs Tree Plot Rev A and
- 21578-2-700 Planting Details.

The suite of landscape plans and report which accompanied the original application previously provided the above information listed in 6(c) A to D. The landscape package has been updated, where necessary, to reflect changes to the layout after taking onboard the relevant compliance conditions and omission of the duplex units.

Condition No. 7

Bat and Bird Boxes.

Prior to the occupation of the buildings a scheme to provide bird boxes and bat boxes/tubes on the site shall be submitted to and approved in writing by the Planning Authority. The agreed scheme shall be implemented before the buildings are occupied and thereafter maintained.

REASON: To encourage wildlife on the site

Response: As with condition no. 5 above, the proposed habitat housing is illustrated on the attached Drawing no, 2158-2-104 Boundary Treatment Rev F prepared by Cunnane Stratton Reynolds. The final suitable locations and type of each habitat housing selected are to be determined on site by the ecological clerk of works.

Condition No. 8

Ecology- Mitigation Measures.

The following mitigation measures should be implemented:

- (a) *Public lighting in the scheme to shall be limited in brightness, coverage, and times of use, so as to limit or completely mitigate the impact on bats, as per the 'ideals' on p14 of the Bat Survey Report unless otherwise agreed by the Planning Authority in writing.*
- (b) *Native planting shall be used throughout the scheme where removed vegetation is being replaces, as per the recommendations on p15 of the Bat Survey Report.*

REASON: In the interest of biodiversity and to facilitate bats.

Response:

(a) Bat friendly night time lighting to include 25% dimming between 12 midnight and 6am as stated in the enclosed Lighting Design Report and Light Level Dimmed by 25% prepared by Redmond AMS. Please also refer to section 6.3.4.5 "night- time lighting" of the enclosed CEMP.

(b) The proposed planting will include amongst it a mix of native planting in the form of shrub and tree species which will compensate for any loss of existing trees and hedgerow cover. The proposed planting is illustrated on the attached Drawing No. 21578-2-101 Rev J – Landscape Masterplan prepared by Cunnane Stratton Reynolds.

Condition No. 9

Implementation of Revised Landscape Masterplan

The landscaping scheme shown on the submitted Landscape Masterplan Dwg No. 21578-2- 101 (and associated detailed plans and submitted Landscape Design Statement prepared by Cunnane Stratton Reynolds) shall be implemented in full, within the first planting season following completion



of the development, in addition:

- (a) All hard and soft landscape works shall be completed in full accordance with the approved Landscape Masterplan Dwg No. 21578-2-101.
- (b) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post planting maintenance works shall be carried out in accordance with the requirements of BS: 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).
- (c) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction Recommendations.
- (d) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022

Response: 9(1) The proposed planting will be carried out by an approved landscape contractor in accordance with the attached updated Drawing No. 21578-2-101 Rev J – Landscape Masterplan and Soft Works Landscape Works Specification attached prepared by Cunnane Stratton Reynolds:

2. Retention of Landscape Architect

i) Prior to the commencement of any permitted development, the developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement.

ii) A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.

iii) Installation of attenuation tree pits shall be supervised by the project landscape architect.
CONDITION

REASON: In the interests of residential and visual amenity and to ensure full and verifiable implementation of the approved landscape design

Response: 9(2) Cunnane Stratton Reynolds (CSR) are appointed as project landscape architect to detail and supervise the landscape works as per the approved landscape masterplan, including that of the attenuation tree pits. A Practical Completion Certificate will be issued on satisfactory completion of the works as per the approved landscape masterplan.

3. Landscape Management and Maintenance

PRIOR TO COMMENCEMENT OF DEVELOPMENT a Landscape and SUDS Management Plan which includes long term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved Landscape and SUDS Management Plan. CONDITION

REASON: To provide for the satisfactory future maintenance of this development in the interest of visual amenity.

Response: 9(3) The attached Soft Works Landscape Specification Report outlines details of how the proposed landscape across the site including landscaped SUDs features are to be established and managed. Details on the monitoring and maintenance for the proposed SUDs devices can be found within the submitted engineers' drawings as part of the planning application



4. Taking in Charge

(a) *All areas not intended to be taken in charge by the local authority, shall be maintained by a legally constituted management company.*

(b) *A map delineating those areas to be taken in charge by the Local Authority and details of the legally constituted management company contract, and drawings/particulars describing the parts of the development for which the legally-constituted management company would have responsibility shall be submitted to, and agreed in writing with, the planning authority before any of the residential or commercial units are made available for occupation. The management scheme shall provide adequate measures for the future maintenance of public open spaces, roads and communal areas.*

CONDITION

REASON: To provide for the satisfactory future maintenance of this development in the interest of residential amenity.

Response: 9(4) This permission provides for the development 63 no. houses. No apartments / duplexes are provided for under the subject permission therefore a management company is not required for the properties / buildings to be built under this permission. However, please find enclosed Drawing No. 2112-CMP-300 "Taking in Charge and Management Company" prepared by Conroy Crowe Kelly Architects in response to Condition No. 21 of the grant of permission which illustrates the proposed open space (highlighted blue) that will be under management company control and, the proposed roads (highlighted pink) that will be offered for taking in charge upon completion of the development.

5. SUDS IMPLEMENTATION

Prior to the occupation of the buildings the submitted SuDS scheme shall be implemented within a timescale to be agreed and approved by the Planning Authority and thereafter managed and maintained in accordance with the approved details and submitted management and maintenance plan. CONDITION

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular GS Objective 1 and GS Objective 2.

Response: 9(5) This condition is noted. It is proposed that the subject development SuDS scheme shown in the following drawings prepared by Cronin & Sutton Consulting Engineers:

- Drawing no. G104-CSC-ZZ-XX-DR-C-0022- Proposed Drainage for Compliance Sheet 1 of 2
- Drawing no. G104-CSC-ZZ-XX-DR-C-0023 Proposed Drainage for Compliance Sheet 2 of 2

shall be implemented on a phased basis as per drawing G104-CSC-ZZ-XX-DR-C-0022- Proposed Drainage for Compliance Sheet 1 of 2 and G104-CSC-ZZ-XX-DR-C-0023 Proposed Drainage for Compliance Sheet 2 of 2.

The SuDS management and maintenance plan submitted within the planning application shall form the basis of SuDS monitoring and maintenance for the proposed SuDS devices.

6. Arboricultural Method Statement

The applicant shall submit a detailed Arboricultural Method Statement (AMS). The AMS shall include justification and mitigation for any tree removal proposed and details of how trees will be protected at all stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary will be required as will the method and location of tree protection measures, the phasing of protection methods where demolition or construction activities are essential within root protection areas and design solutions for all problems encountered that could adversely impact trees (e.g. hand digging or thrust-boring trenches, porous hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.). All works shall be carried out in accordance



with the agreed AMS. *CONDITION*

REASON: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL 15 Objective 3 of the CDP 2016-2022.

Response: 9(6) Detailed information on the proposed trees and hedgerow to be removed or retained within the site along with any proposed tree surgery works (to BS3998:2010) and protective measures to be implemented around the retained trees will be provided pre-construction by Griffin Landscape Architecture as the appointed project arborist and for approval by SDCC.

7. Tree and Hedgerow Protection Measures

Prior to the commencement of construction works on site, the applicant shall submit a tree protection plan for the approval of the Public Realm Section. Tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:

- (a) The location of the trees to be retained and their root protection areas and canopy spreads (as defined in BS 5837: 2012 Trees in relation to design, demolition and construction)*
- (b) The position and construction of protective fencing around the retained trees (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction).*
- (c) The extent and type of ground protection, and any additional measures required to safeguard vulnerable trees and their root protection areas*
- (d) An arboricultural impact assessment which evaluates the direct and indirect impacts of the proposed development on the trees to be retained and proposed mitigation.*
- (e) An arboricultural method statement to demonstrate that operations can be carried out with minimal risk of adverse impact on trees to be retained.*
- (f) A method statement for any works proposed within the root protection areas of the trees shown to be retained.*
- (g) A meeting with the Project Landscape Architect, Site Foremen, the appointed Arborist and a Parks Superintendent from the Public Realm Section shall take place on-site to inspect that:*
 - i. all tree pruning & tree felling has been carried out appropriately and*
 - ii. that the protective fencing has been erected prior as per the submitted Tree Protection Plan*

*This fencing is to remain in place for the duration of the project.
The approved tree protection measures shall be retained in situ until the development has been completed. *CONDITION**

REASON: In order to ensure adequate protection for the trees and hedges on the site during the construction of development, and in the interests of the visual amenity of the area

Response: 9(7)(a-d) As stated above in 9.6, detailed information on the proposed tree works methodology and location of the site's tree protection fencing will be provided pre-construction by Griffin Landscape Architecture as the appointed project arborist and for approval by SDCC.

e) CSR landscape architects will attend a meeting on site at an agreed time and date with the Site Foremen, the appointed Arborist and a Parks Superintendent from the Public Realm Section to review the tree works to be carried out and installed tree protection fencing.

8. Tree Bond and Arboricultural Agreement

Prior to the commencement of any permitted development or any related construction activity or tree felling on the site, the applicant shall lodge a Tree and Hedgerow Bond to the value of €98,778.24 with the Planning Authority. This is to ensure the protection of trees on and immediately adjacent to the site to make good any damage caused during the construction period.

The bond lodgement shall be coupled with an Arboricultural Agreement, with the developer, empowering the planning authority to apply such security, or part thereof, to the satisfactory protection of any tree/hedgerow or trees/hedgerows on or immediately adjoining the site, or the



appropriate and reasonable replacement of any such trees/hedgerows which die, are removed or become seriously damaged or diseased within a period of three years from the substantial completion of the development. Any replacement planting shall use large semi mature tree size(s) and species or similar as may be stipulated by the planning authority.

*An Arboricultural Assessment Report and Certificate is to be signed off by a qualified Arborist after the period of 3 years of completion of the works. Any remedial tree surgery, tree felling works recommended in that Report and Certificate shall be undertaken by the developer, under the supervision of the Arborist. The bond will only be refunded upon receipt by SDCC Public Realm Section of a satisfactory post-construction arboricultural assessment, carried out by a qualified arborist and provided that the hedges/trees proposed for retention are alive, in good condition with a useful life expectancy. **CONDITION***

REASON: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.

Response : 9(8) The developer has appointed Griffin Landscape Architecture as the qualified arborist to ensure that the site's retained trees and hedgerows and any neighbouring trees are protected during the construction works and within 3-year period post completion of the works to ensure their longevity. If it is necessary to replace any trees during this time, they will be of a large semi mature size of the same or similar species as agreed with the council. Any remedial tree works during the same time will only be carried out under supervision by the appointed arborist. When the 3-year period is completed, the appointed arborist will submit an Arboricultural Assessment Report and Certificate to the council for approval with SDCC Public Realm Services.

9. Play

*Details of play proposals to be agreed with Public Realm. Play proposals should include accessible play features. All play equipment should be of predominantly natural materials with unstructured play included in the proposed design. Details of all play equipment, and safety surface, along with specifications and proof that all equipment conforms to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing shall be submitted prior to the commencement of development. Post installation certification by the Royal Society for the Prevention of Accidents will also be a requirement. An Indicative Play Map showing types of play and age groups catered for shall also be submitted. **CONDITITON REASON:** in the interest of ensuring safe, quality play provision and the proper, sustainable development in compliance with best practice guidance.*

Response :9(9) Please see attached revised Drawing No. 21578-2-102 Rev E – Play Area Details prepared by Cunnane Stratton Reynolds which indicate the proposed indicative playground plan and design intent. Final details on materials used through the playground and their specifications together with the post installation safety certificates will be provided to the SDCC from the appointed specialist design and build playground contractor.

10. Bird and Bat Boxes

*Prior to the occupation of the buildings a scheme to provide bird boxes and bat boxes/tubes on the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the buildings are occupied and thereafter maintained. **CONDITION***

REASON: To encourage wildlife on the site

Response: 9(10) The submitted CEMP (Section 6.3.5) outlines that a series of 5+ bat boxes will be erected suitable surfaces around the site to provide future roosting opportunities. The eave walls of taller buildings at the Site may be suitable, as would more mature trees. The type recommended is the 2F Schwegler Bat Box or similar durable woodcrete design. A suitably qualified ecologist will be consulted



when erecting the bat boxes to maximise their chance of being successfully utilised by roosting bats.

Condition No. 10

Retention of Landscape Architect.

- i) *Prior to the commencement of any permitted development, the developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement.*
- ii) *A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.*
- iii) *Installation of attenuation tree pits shall be supervised by the project landscape architect.*
REASON: In the interests of residential and visual amenity and to ensure full and verifiable implementation of the approved landscape design

Response: CSR are appointed as project landscape architects to detail and supervise the landscape works as per the approved landscape masterplan, including that of the attenuation tree pits. A Practical Completion Certificate will be issued on satisfactory completion of the works as per the approved landscape masterplan.

Condition No. 11

Landscape Management and Maintenance

Prior to commencement of development, a Landscape and SUDS Management Plan which includes long term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) shall be submitted to and approved by the Planning Authority. The development shall be carried out in accordance with the approved Landscape and SUDS Management Plan.

REASON: To provide for the satisfactory future maintenance of this development in the interest of visual amenity.

Response: Please refer to "Specification for Soft Landscape Works" document prepared by Cunnane Stratton Reynolds.

Condition No. 12

SUDS Implementation.

Prior to the occupation of the buildings the submitted SuDS scheme shall be implemented within a timescale to be agreed and approved by the Planning Authority and thereafter managed and maintained in accordance with the approved details and submitted management and maintenance plan.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular 05 Objective 1 and 05 Objective 2.

Response: This condition is noted and will be complied with.

Condition No. 13

Trees.

- (a) *Arboricultural Method Statement.*

The applicant shall submit a detailed Arboricultural Method Statement (AMS). The AMS shall include justification and mitigation for any tree removal proposed and details of how trees will



be protected at all stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary will be required as will the method and location tree protection measures, the phasing of protection methods where demolition or construction activities are essential within root protection areas and design solutions for all problems encountered that could adversely impact trees (e.g. hand digging or thrust-boring trenches, porous hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.). All works shall be carried out in accordance with the agreed AMS.

- (b) *Prior to the commencement of construction works on site, the applicant shall submit a tree protection plan for the approval of the Public Realm Section. Tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:*
- i) *The location of the trees to be retained and their root protection areas and canopy spreads (as defined in BS 5837: 2012 Trees in relation to design, demolition and construction);*
 - ii) *The position and construction of protective fencing around the retained trees (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction).*
 - iii) *The extent and type of ground protection, and any additional measures required to safeguard vulnerable trees and their root protection areas.*
 - iv) *An arboricultural impact assessment which evaluates the direct and indirect impacts of the proposed development on the trees to be retained and proposed mitigation.*
 - v) *An arboricultural method statement to demonstrate that operations can be carried out with minimal risk of adverse impact on trees to be retained.*
 - vi) *A method statement for any works proposed within the root protection areas of the trees shown to be retained.*
 - vii) *A meeting with the Project Landscape Architect, Site Foremen, the appointed Arborist and a Parks Superintendent from the Public Realm Section shall take place on-site to inspect that:*
 - *all tree pruning & tree felling has been carried out appropriately and*
 - *that the protective fencing has been erected prior as per the submitted Tree Protection Plan This fencing is to remain in place for the duration of the project.*
- The approved tree protection measures shall be retained in situ until the development has been completed.*

REASON: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022.

Response: In compliance with Condition No. 13 of grant permission Ref. SD21A/0327, please refer to the enclosed drawings prepared by Griffin Landscape Architecture:

- Drawing No. D1- Greenwalk Dev. Ltd- TCP "Tree Constraints Plan- Drawing1" (Scale: 1:400 @A1)
- Drawing No. D2- Greenwalk Dev. Ltd- TIP "Tree Impact Plan- Drawing 2" (Scale: 1:400 @A1).
- Drawing No. D3- Greenwalk Dev. Ltd- TIP "Tree Impact Plan- Drawing 3" (Scale: 1:400 @A1).

Condition No. 14

Tree Bond.

Prior to the commencement of any permitted development or any related construction activity or tree felling on the site, the applicant shall lodge a Tree and Hedgerow Bond to the value of €98,778.24 with the Planning Authority. This is to ensure the protection of trees on and immediately adjacent to the site to make good any damage caused during the construction period.

The bond lodgement shall be coupled with an Arboricultural Agreement, with the developer, empowering the planning authority to apply such security, or part thereof, to the satisfactory protection of any tree/hedgerow or trees/hedgerows on or immediately adjoining the site, or the appropriate and reasonable replacement of any such trees/hedgerows which die, are removed or become seriously damaged or diseased within a period of three years from the substantial completion of the development. Any



replacement planting shall use large semi mature tree size(s) and species or similar as may be stipulated by the planning authority.

An Arboricultural Assessment Report and Certificate is to be signed off by a qualified Arborist after the period of 3 years of completion of the works. Any remedial tree surgery, tree felling works recommended in that Report and Certificate shall be undertaken by the developer, under the supervision of the Arborist. The bond will only be refunded upon receipt by SDCC Public Realm Section of a satisfactory post-construction arboricultural assessment, carried out by a qualified arborist and provided that the hedges/trees proposed for retention are alive, in good condition with a useful life expectancy.

REASON: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL 15 Objective 3 of the CDP 2016-2022.

Response: The developer Greenwalk Development Ltd will liaise with South Dublin County Council directly in relation to payment of the Tree Bond.

Condition No. 15

Play.

(a) *Details of play proposals to be agreed with the Planning Authority after consultation as necessary with the Public Realm Department. Play proposals should include accessible play features. All play equipment should be of predominantly natural materials with unstructured play included in the proposed design.*

(b) *Details of all play equipment, and safety surface, along with specifications and proof that all equipment conforms to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing shall be submitted prior to the commencement of development.*

(c) *Post installation certification by the Royal Society for the Prevention of Accidents shall be submitted to the Planning Authority upon completion.*

(d) *An Indicative Play Map showing types of play and age groups catered for shall be submitted.*

REASON: in the interest of ensuring safe, quality play provision and the proper, sustainable development in compliance with best practice guidance.

Response:

Play proposals will comply with European Standards EN 1176-1-11 and EN 1177. Please see attached revised Drawing No. 21578-2-102 Rev E – Play Area Details prepared by Cunnane Stratton Reynolds which indicate the proposed indicative playground plan and design intent. Final details on materials used through the playground and their specifications together with the post installation safety certificates will be provided to the SDCC from the appointed specialist design and build playground contractor.

Condition No. 16

Irish Water Connection Agreement

Prior to the commencement of development, the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.

REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

Response: The developer has submitted a connection application to Irish Water for the subject development of 63 no. houses (Ref. CDS2200516001). The developer has not yet received a response to Irish Water in relation to connection agreement. A connection agreement will be obtained, and information forwarded to South Dublin County Council once received.



Condition No. 17

Drainage - Surface Water.

The disposal of surface water shall fully comply with all of the technical requirements of the Council's Water Services Section. In this regard, prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:

- (a) Fully detailed foul and surface water drainage plans for the proposed development as approved showing location of all manholes, AJs etc located within the site boundary up to and including point of connection to the public sewer that fully accords with the requirements Council's Water Services Section and or Irish Water,*
- (b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.*
- (c) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.*

REASON: In the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

Response:

Please find enclosed an A4 Document prepared by Cronin & Sutton Consulting Engineers in response to Condition No. 17 of the grant of permission received. Please also refer to the following enclosed drawings prepared Cronin & Sutton Consulting Engineers:

- G104-CSC-ZZ-XX-DR-C-0022 "Proposed Drainage for Compliance Sheet 1 of 2 (Scale: 1:250 @ A1)
- G104-CSC-ZZ-XX-DR-C-0023 "Proposed Drainage for Compliance Sheet 2 of 2 (Scale: 1:250 @ A1)
- G104-CSC-ZZ-XX-DR-C-0022 "Drainage Details for Compliance" (Scale: As Shown @ A1)

Condition No. 18

Talking in Charge.

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

A plan indicating any part of the development, as approved, intended to be offered for Taking in-Charge to the Planning Authority, such areas shall be fully consistent with the Planning Authority's Taking-in-Charge policy and requirements. The plan shall make provision for all of the following:

- (a) All drainage and service ducts including accessories are fully located in, and accessible from, areas to be offered for Taking-in-Charge.*
- (b) Where applicable any wayleaves in favour of SDCC shall be fully executed prior to being offered for Taking-in-Charge.*
- (c) Site features to be retained and protected within any part of the approved development intended to be offered for Taking-in-Charge.*
- (d) Any external common areas of the development as approved that it is intended to be retained in private ownership.*

REASON: In the interest of the proper planning and sustainable development of the area and to provide clarity on the nature and extent of areas intended to be offered for Taking-in-Charge to the Planning Authority.

Response: This permission provides for the development 63 no. houses. No apartments / duplexes are provided for under the subject permission therefore a management company is not required for the



properties / buildings to be built under this permission. However, please find enclosed Drawing No. 2112-CMP-300 "Taking in Charge and Management Company" prepared by Conroy Crowe Kelly Architects in response to Condition No. 21 of the grant of permission which illustrates the proposed open space (highlighted blue) that will be under management company control and, the proposed roads (highlighted pink) that will be offered for taking in charge upon completion of the development.

Condition No. 19

Access, Transport and Parking.

- (a) *Prior to commencement of development a developed Construction & Demolition Waste Management Plan shall be agreed in writing with the Planning Authority.*
- (b) *Prior to commencement of development a Construction Traffic Management Plan shall be agreed in writing with the Planning Authority.*
- (c) *All items and areas for taking in charge shall be undertaken to a taking in charge standard. Prior to development the applicant shall submit construction details of all items to be taken in charge. No development shall take place until these items have been agreed.*

REASON: in the interest of traffic and pedestrian safety

Response:

- (a) An A4 Document regarding Construction and Demolition Waste Management Plan for the development has been prepared by AWN Consulting and is enclosed – please refer to same.
- (b) A Construction Traffic Management Plan has been prepared and is submitted by Greenwalk Development Ltd – please refer to same.

Condition No. 20

Public Realm Facilities for Charging Electric Vehicles.

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

- (i) *a revised site layout plan clearly setting out full details of the location of all proposed facilities and equipment in the public realm (whether to be offered for taking in charge or not) for charging electric vehicles, including details of the overall height, design, colour and all safety features of such equipment including isolation of power supply, and measures to provide for suitable pedestrian safety, along with completed Electrical designs to serve the development as approved prepared by competent electrical design consultants all of which have been agreed with the Council's Roads Section, and*
- (ii) *Agreed arrangements for the operation and management of such facilities for charging electric vehicles, along with:*
- (iii) *All facilities for charging electric vehicles should be clearly marked as being designated for Electric Vehicle charging. Appropriate signage clearly indicating the presence of a Charge Point or Points should also be erected. All Charge Points fitted in publicly accessible areas should be capable of communicating usage data with the National Charge Point Management System and use the latest version of the Open Charge Point Protocol (OCCP). The facilities for charging electric vehicles should also support a user identification system such as Radio Frequency Identification (RFID).*

REASON: In the interests of the proper planning and sustainable development of the area, to provide for improved urban air quality, reduced noise pollution and to support the transition to a low carbon future.

Response: In compliance with Condition no.20 above, we enclose drawing no. 3194 (60)02 titled "Site Services- EV Charging" prepared by Morley Walsh Consulting Engineers – please refer to same.



The enclosed drawing illustrates a 50mm EV duct from dwellings fuse board to a car parking location for future EV charging installation.

With regard for private, on curtilage parking, it is proposed to provide an external IP66 rated socket to each dwelling with on curtilage parking. This will provide option for all homeowners with on curtilage parking to avail of EV charging. As there are myriad options for charger outlets and varying requirements dependent on vehicle, it is proposed to provide a standard external socket which shall be wired on a dedicated circuit from the dwelling fuse board. The circuit shall be protected by a dedicated RCD/RCBO and shall be wired in 6mm² cable directly to the external socket. Proposed socket outlet is indicated opposite, and specifications are appended to this report.

Condition No. 21

Management Company.

- A. *Prior to the commencement of development, the applicant/owner shall submit the following for the written agreement of the Planning Authority:*
- (i) *A plan clearly identifying and dimensioning the external common areas of the development to be retained in private ownership by an owners' management company (OMC) under the Multi-Unit Developments Act 2011, or other acceptable legal entity prior to the occupation of the [first residential unit], and this plan shall also clearly identify and dimension any areas of the approved development intended to be offered for taking in charge by the Council, and;*
 - (ii) *A detailed building lifecycle report which shall include an assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of approval of the development, as well as demonstrating what measures have been specifically considered by the developer to effectively manage and minimise costs for the benefit of all potential residents.*
The said external common areas of the development to be retained in private ownership indicated in the plan required shall not be taken in charge by the Council and shall instead be maintained in perpetuity by an Owners' Management Company set up for this purpose pursuant to the Companies Acts, 1963 as amended and the Multi-Unit Developments Act 2011.
 - (iii) *A management scheme which shall provide adequate measures for the future maintenance of public open spaces, roads and communal areas.*
- B. *Continued membership of an Owners' Management Company set up for this purpose pursuant to the Companies Acts, 1963 as amended and the Multi-Unit Developments Act 2011 shall be compulsory for all owners for the time being of property within the development.*
- C. *No development shall take place under this permission until the applicant, owner or developer has lodged for the written agreement of the Planning Authority:*
- (i) *A copy of the Certificate of incorporation of the said Company responsible for the external common areas of the development to be retained in private ownership has been lodged with the Planning Authority in respect of the plan required above.*
- D. *Any changes to the status or nature of the Owners' Management Company shall be notified to the Council forthwith.*
- E. *The Owners' Management Company shall hold insurance for public liability risk at all times for all areas under its control or responsibility.*

REASON: To ensure a proper standard of residential development and maintenance of the private areas within the development and compliance with the South Dublin County Council Development Plan

Response: This permission provides for the development 63 no. houses. No apartments / duplexes are provided for under the subject permission therefore a management company is not required for the properties / buildings to be built under this permission. However, please find enclosed Drawing No. 2112-CMP-300 "Taking in Charge and Management Company" prepared by Conroy Crowe Kelly Architects in response to Condition No. 21 of the grant of permission which illustrates the proposed open space (highlighted blue) that will be under management company control and, the proposed roads (highlighted pink) that will be



offered for taking in charge upon completion of the development.

Condition No. 22 –

Street Naming and Dwelling Numbering.

Prior to the commencement of any works on site the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

(i) A street naming and dwelling/unit numbering scheme, for the development as approved that is in accordance with the Planning Authority's policy and requirements for such schemes, along with associated proposed signage for the scheme.

The agreed number shall be placed on each house upon completion so as to be clearly legible from the proposed access road or the public realm, and the agreed street name in both Irish and English, or Irish only shall be erected at the beginning of each street in a manner to be clearly legible, and in accordance with Planning Authority's requirements.

The development name should:

1. Avoid any duplication within the county of existing names, and
2. Reflect the local and historical context of the approved development, and
3. Comply with:
 - (a) Development **Plan** policy, and
 - (b) The guidelines on naming and numbering of the Department of the Environment, Heritage and Local Government, and.
 - (c) Have regard to the Guidelines issued by the Place Names Commission (An Coimisiun Logainmneacha) and
 - (d) Preferably make exclusive use of the Irish language.

Proposals for an apartment name and numbering scheme and associated signage shall be lodged with the Planning Authority prior to the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site.

The applicant, developer, or owner is advised to consult with Naming and Numbering section of the Planning Authority in advance of lodging the required scheme.

REASON: In the interest of the proper planning and sustainable development of the area and compliance with the South Dublin County Council's Development Plan.

Response: The condition above has been submitted and an acknowledged receipt of submission was received by South Dublin County Council dating 05/09/2022.

Condition No. 23

Restriction on Use and Occupancy.

Each proposed residential unit shall be used and occupied as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, (including short-term letting).

REASON: To prevent unauthorised development.

Response: This condition is noted and will be complied with.

Condition No. 24

Regulation of institutional Investment in Housing - Houses and/or duplex unit-type development.

- (a) *Prior to the commencement of the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must*



specify the number and location of each housing unit), pursuant to Section 47 of the Planning and Development Act 2000 (as amended), that restricts all residential units permitted to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

- (b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each of the residential units for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.
- (c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified residential units, in which case the planning authority shall confirm in writing to the developer or any person with an interest in the land, that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

REASON: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

Response: This condition is noted and the applicant will enter into a relevant agreement as required under Section 47 of the Planning and Development Act 2000 (as amended).

Condition No. 25

Council Housing Strategy

The applicant, owner or developer, or any other person with an interest in the land to which the development as approved relates shall, prior to the lodgement of a commencement notice within the meaning of Part II of the Building Control Regulations 1997 or as otherwise agreed:

- (i) *enter into an agreement with the Housing Authority for compliance with the Part V of the Planning and Development Act 2000 (as amended) as referred to in the South Dublin County Council Development Plan 2016-2022, providing, in accordance with that section, for the matters referred to in paragraph (a) or (b) of subsection (3) of section 96, and*
- (ii) *when the agreement with the Housing Authority for compliance with the Part V of the Planning and Development Act 2000 is finalised to the satisfaction of the Housing Authority, a certified copy of the agreement shall be lodged with the Planning Authority.*

REASON: To promote social integration consistent with policies/objectives of the Councils Housing Strategy as contained in the South Dublin County Council Development Plan 2016- 2022.

Response: In response to condition no. 25, CCK Architects prepared the enclosed drawing no. 2112-CMP-400 which illustrates the proposed 6 no. Part V housing units, on plot no.s 30, 31, 34, 47, 48, and 62. The Part V housing units will be constructed as "House type N7" which includes a 2 storey mid-terrace, 2 no. bed (4-person) housing type. Please find enclosed 2 no. drawings prepared by CCK Architects in response to Condition No. 25 of the grant of permission received:

- Drawing No. 2112-CMP-400 "Response to Planning Condition 25 Proposed Part V units" (Scale: 1:1000 @ A3).
- Drawing No. 2112-N7-100 "House Type N7 Plans, Sections & Elevations" (Scale: 1:100 @ A3)
- Drawing schedule: "Proposed Part V units".

The developer will engage directly with the Housing Department of South Dublin County Council to agree the details of compliance with Part V obligations.



Condition No. 26

Occupation subject to service connection.

No dwelling unit shall be occupied until all the services (drainage, water supply, electricity and or other energy supply, public lighting, and roads) for each dwelling unit have been completed thereto and are operational.

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

Response: This condition is noted and will be complied with.

Condition No. 27

Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

Response: Levels of air blown dust will comply with British Standard B.S. 5228 Noise Control on Construction and Open Space and British Standard B.S. 6187 Code of Practice for demolition. This condition is noted and will be complied with.

Condition No. 28

Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays. Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites and have regard to the World Health Organisation (WHO) - Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise



pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

Response: This condition is noted and will be complied with.

Condition No. 29

Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €727,845.99 (seven hundred and twenty seven thousand eight hundred and forty five euros and ninety nine 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 contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission.

Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

Response: The developer Greenwalk Development Ltd will liaise directly with South Dublin County Council in relation to payment of the Bond.

Condition No. 30

Taking in Charge

Pursuant to this decision, no development shall be commenced until security for the provision, satisfactory completion and maintenance, to the taking in charge standard of South Dublin County Council (outlined in the Councils Taking in Charge Policy), of roads, open spaces, car parks, sewers, watermains, drains and other publicly accessible services required in connection with the development, has been given by:

(A) Lodgement of a cash deposit of €323,134.00 (three hundred and twenty three thousand one hundred and thirty four euros) (amount will be updated at the date of commencement of development in accordance with changes in the Tender Price Index), to be retained by South Dublin County Council and applied by South Dublin County Council at its absolute discretion, if roads, open spaces, car parks, sewers, watermains, drains and other publicly accessible services required in connection with the development are not duly provided, completed and maintained to the taking in charge standard of South Dublin County Council (outlined in the Councils Taking in Charge Policy), or

(B) By lodgement with South Dublin County Council of an approved Insurance Company Bond or a Bond of any Body approved by the Planning Authority in the sum of €371,581.00 (three hundred and seventy one thousand five hundred and eighty one euros) (amount will be updated

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at the date of commencement of development in accordance with changes in the Tender Price Index) which shall be kept in force until such time as the roads, open spaces, car parks, sewers, watermains, drains and other public services required in connection with the development are provided, completed and maintained to the taking in charge standard of South Dublin County Council (outlined in the Council's Taking in Charge Policy). The bond shall be coupled with an agreement empowering South Dublin County Council to apply such sum or part thereof of said bond to the satisfactory completion of publicly accessible services in the development.

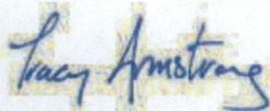
REASON: To ensure that a ready sanction may be available to South Dublin County Council to induce the provision of public services and safeguard amenity in the development

Response: The developer Greenwalk Development Ltd will liaise directly with South Dublin County Council in relation to payment of the Bond.

We trust that all of the above details and associated enclosures are satisfactory. We look forward to receiving confirmation of same from the Planning Authority, however, if there are any further details required, please do not hesitate to contact us.

A full schedule of the enclosed drawings and details is provided on the next page – please refer to same.

Yours faithfully,



Tracy Armstrong, BA, MRUP, MIPI, MRTPI.

**Senior Planner,
Armstrong Fenton Associates**



List of Enclosures

The following sets out the schedule of enclosures that are put forward as compliance with the conditions attached to a grant of permission under Ref. SD21A/0327, with 2 no. hard copies of each submitted:

Prepared by Conroy Crowe Kelly (CCK) Architects

Dwg no/Document No.	Title	Scale
N/A	Condition 2 of SD21A/0327	A4 Document
N/A	Condition 3 of SD21A/0327	A4 Document
N/A	Part V Schedule	A4 Document
2112-CMP-200	Response to Condition 2	1:500 @ A1
2112-CMP-300	Taking in Charge and Management Company	1:1000 @ A1
2112-CMP-300	Response to Planning Condition 25 Proposed Pat V units	1:1000 @ A3
2112 P N7-100	House Type N7- Plans, Sections & Elevations	1:100 @ A3

Prepared by Cronin & Sutton Consulting Engineers:

Dwg no/Document No.	Title	Scale
N/A	Compliance Response Condition No.4	A4 Document
N/A	Compliance Response Condition No.9(5)	A4 Document
N/A	Compliance Response Condition No.16	A4 Document
N/A	Compliance Response Condition No.17	A4 Document
G104-CSC-ZZ-XX-DR-C-0024	Proposed Road Layout for compliance	1:500 @ A1
G104-CSC-ZZ-XX-DR-C-0025	Proposed Pedestrian Crossing and Footpath Upgrades for compliance	1:500 @ A1
G104-CSC-ZZ-XX-DR-C-0022	Proposed drainage for compliance sheet 1 of 2	1:250 @ A1
G104-CSC-ZZ-XX-DR-C-0023	Proposed drainage for compliance sheet 2 of 2	1:250 @ A1
G104-CSC-ZZ-XX-DR-C-0026	Drainage Details for Compliance	As Shown @ A1



Prepared by Morely Walsh

Dwg no/Document No.	Title	Scale
N/A	Compliance Submission- EV Charging	A4 Document
3194(60)02	EV Charging	1:500/1000 @ A1/A3

Prepared by Cunnane Stratton Reynolds Landscape Architects

Dwg no/Document No.	Title	Scale
N/A	Compliance with Planning Conditions	A4 Document
N/A	Specification for Soft Landscape Works	A4 Document
21578-2-101	Landscape Master Plan	1:500 @ A1
21578-2-102	Play Area Details	As Shown @ A1
21578-2-103	Landscape and Services Coordination	1:500 @ A1
21578-2-104	Boundaries Treatment	1:500 @ A1
21578-2-105	Taken in Charge- Trees & Specimen Shrubs	1:1000 @ A3
21578-2-700	Typical Planting Details	Varies @ A1
21578-2-701	Detail of Communal Tree Garden and SuDS Tree Pit	1:500 @ A1

Prepared by Griffin Landscape Architecture

Dwg no/Document No.	Title	Scale
D1- Greenwalk Dev. Ltd- TCP	Tree Constraints Plan- Drawing1	1:400 @A1
D2- Greenwalk Dev. Ltd- TIP	Tree Impact Plan- Drawing 2	1:400 @A1
D3- Greenwalk Dev. Ltd- TIP	Tree Impact Plan- Drawing 3	1:400 @A1

Prepared by Redmond Analytical Management Service

Dwg no/Document No.	Title	Scale
22085	Lighting Design Report and Specifications for Gordon Park	A4 Document
22085	Light Level – Dimmed by 25%	A4 Document
22085	Cable Connection	A4 Document
22085- 1	Public Lighting Layout	N/A
22085- 2	Electrical Schematic	N/A



Prepared by Enviroguide Consulting

Dwg no/Document No.	Title	Scale
N/A	Construction Environmental Management Plan (CEMP)	A4 Document

Prepared by AWN Consulting:

Dwg no/Document No.	Title	Scale
DD/21/12413WMR01a	Construction and Demolition Waste Management Plan	A4 Document

Prepared by Greenwalk Development Ltd:

Dwg no/Document No.	Title	Scale
NA	Construction Traffic Management Plan	N/A

A