

Condition 2 of SD21A/0327 states:

2. Modification.

(a) This is a permission for 63 no. dwelling units.

(b) 14 no. duplex units (units 64 to 77) and associated parking, and communal open space are omitted from this 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 UC1, 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:

Please find enclosed 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. 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 show on the drawing.

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 units 48 & 49 has become necessarily smaller.

