

Condition 3 of SD21A/0327 states:

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 proposed development's southern boundary and Silken Park, one to the west and one to the east.

West connection:

This is an existing metal gate flanked by walls, which allows visual permeability. To aid pedestrian permeability, this gate could be opened or removed should Silken Park agree. Our client has been in contact with Silken Park in this regard but has received no response to date.



Figure 1 Existing gate with permitted development beyond viewed from Silken Park

East connection:

This is an existing masonry wall some 2m high on the Silken Park side and some 3.6m high on the permitted 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 Silken Park in this regard but has received no response to date.



Figure 2 Potential east connection viewed from Silken Park

Traffic Management Plan Gordon Park Rev A

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