

**Armstrong Fenton Associates  
Unit 13, The Seapoint Building  
44/45, Clontarf Road  
Dublin 3**

**Date : 14-Nov-2022**

**Reg. Ref. : SD21A/0327/C3**  
**Proposal : A residential development of 77 dwellings comprised of 63 two storey houses and 14 apartments & duplex units accommodated in one 3 storey building. The proposed houses are comprised of 8 two bed houses & 55 three bed houses; the proposed apartments & duplex units are comprised of 7 one bed apartments at ground floor & 7 three bed duplex units overhead. The proposed development also provides for all associated site development & infrastructural works, car & bicycle parking, open spaces, hard & soft landscaping, boundary treatments and bin & bicycle storage; access to the development will be via a new vehicular entrance at the south-west corner of the site off the Old Naas Road. Permission is also sought to demolish the existing building on site approximately 455sq.m. all on a site area of 2.28Ha, at Gordon Park, Old Naas Road, Kingswood, Dublin 22 bounded to the west by the Old Nass Road, to the south by the Silken Park development and is located in the townland of Brownsbarn.**

**Condition 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 land owner 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.**

**Location : Gordon Park, Old Naas Road, Kingswood, Dublin 22**  
**Applicant : Greenwalk Development Ltd.**  
**Application Type: Compliance with Conditions**

**Condition 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 land owner 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.”

Dear Sir/Madam,

I refer to your submission received on 20-Sep-2022 to comply with Condition No 3 of Grant of Permission No. SD21A/0327, in connection with the above.

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

Comments:

“The applicant has not been able to agree the pedestrian accesses with the neighbouring development. The applicant shall submit details of the final layout, landscaping and boundary treatment details of the two pedestrian connections to the south as agreed with the neighbouring development.”

Yours faithfully,

M.C.

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*for Senior Planner*