

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

**Date : 14-Nov-2022**

**Reg. Ref. : SD21A/0327/C7**  
**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 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.**

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

**Condition 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.”

Dear Sir/Madam,

I refer to your submission received on 20-Sep-2022 to comply with Condition No 7 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 **partially** compliant.

Comments:

“The applicant has submitted a cover letter and revised drawing (DWG 2158-2-104) for proposed housing for bats and birds. An extract take from the cover letter states the following:

**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.

**Assessment of Compliance Submission for Compliance with Condition no. 7:**

SDCC Heritage Officer has issued a verbal report recommending the submission is partially in compliance but the ecological clerk of works needs to contact the Heritage Officer before works commence to provide further details on their role.”

Yours faithfully,

M.C.

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**for Senior Planner**