

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

Date : 14-Nov-2022

Reg. Ref. :
Proposal :

SD21A/0327/C13

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 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 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.

(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.

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

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Dear Sir/Madam,

I refer to your submission received on 20-Sep-2022 to comply with Condition No 13 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. satisfactory.

Comments:

“No Arboricultural Method Statement has been submitted at compliance stage.”

Yours faithfully,

M.C.

for Senior Planner