

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

Date : 15-Nov-2022

- Reg. Ref. :** SD21A/0327/C5
- 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 5. Ecology and Environment.**
- (A) (i) Prior to commencement of development, the applicant shall submit and obtain written agreement of the Planning Authority for a site specific Construction Environmental Management Plan. The CEMP shall identify potential impacts and mitigating measures, and a mechanism for ensuring compliance with environmental legislation, and ensure best construction practices including measures to prevent and control the introduction of pollutants and deleterious matter to surface water and measures to minimise the generation of sediment and silt. Precautions must be taken to ensure there is no entry of solids, during the connection of pipe work, or at any stage to the watercourse on-site.**
- (ii) The CEMP shall identify those measures required as per the Ecological Impact Assessment (see below).**
- (iii) The CEMP shall be accessible at the site throughout the construction phase.**

(iv) A suitably qualified Ecological Clerk of Works should be appointed to monitor and direct the implementation of both the CEMP and the mitigation measures recommended in the Ecological Impact Assessment.

(B) (i) The mitigation measures recommended in the Ecological Impact Assessment shall be implemented as part of the development.

(ii) Prior to commencement of works, the applicant shall obtain the written agreement of the Planning Authority to any alterations to the scheme required as per the Ecological Impact Assessment, and to a proposal outlining how they will implement the measures required in the Ecological Impact Assessment.

The measures provided for in the Ecological Impact Assessment can be summarised as follows (please refer to pages 44 - 52 of the Ecological Impact Assessment Report for full breakdown):

1. Construction phase surface water management measures;
2. Vegetation:
 - Careful removal of dead wood/leaves and storage in an 'out of the way' area to provide compensatory hedgehog habitat during the construction phase;
 - Construction materials (i.e. plastic sheeting and netting) to be stored off the ground overnight;
 - Removal of hibernation habitats such as logs and scrub/hedgerow should not take place between 1st November and 1st March, and it is recommended that this take place during September/October;
 - Removal of potential bird nesting sites (hedgerow, scrub and treelines) shall take place outside of the nesting season (1st March to 31st August);
 - Pre-removal surveys of vegetation to be carried out by a qualified ecologist if occurring during the nesting season, and nests/young birds protected;
 - Any trees to be removed in the period of late August to late October/early November in order to protect potential bat roosts;
 - Appropriate measures for removal of any tree with 'moderate' bat roosting potential (Bat Tree Assessment, Pre-felling bat survey, derogation licence from the NWPS)
 - Specific procedures for felling trees;
3. Noise Control: Control of noise measures to be set out in the CEMP
4. Night-time lighting

- **Bat-friendly night-time lighting to include 25% dimming between hours of 12 midnight and 6am;**
- **Night-time lighting of the site to be kept to a minimum during construction phase;**

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

Dear Sir/Madam,

I refer to your submission received on 20-Sep-2022 to comply with Condition No 5 of Grant of Permission No. SD21/0327, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **partially** compliant.

Comments:

“SDCC Roads Department have issued a report recommending the submission is partially in compliance.

“It is noted that no reports have been received to date by any other Departments other than Roads for this compliance. It is noted that the following were also consulted:

- SDCC Heritage Officer
- Environmental Health Officer
- Irish Water
- Surface Water Drainage”

Yours faithfully,

M.C.

for **Senior Planner**