

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

Date : 15-Nov-2022

**Reg. Ref. :
Proposal :**

SD21A/0327/C2

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 2

“Modification.

- (a) This is a permission for 63 no. dwelling units.
- (b) 14 no. duplex units (units 64 to 77) and associated parking, and communal open space are omitted from this permission.
- (c) The pedestrian path running north-south along the western boundary of the site shall be included in the development, with details to be agreed.
- (d) Prior to commencement, the applicant shall secure the written agreement of the Planning Authority to the following details:
 - (i) temporary boundary treatments and services arrangements for the area of development where units are omitted.
 - (ii) the parking space for unit 1, which shall be provided alongside the parking space for unit 2; and

(iii) the parking space for unit 49, which shall be provided alongside the parking space for unit 48.

Note: Unit numbers given are as per drawing 2112 P 1001 'Proposed Site Layout' lodged on 22nd April 2022."

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 2 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:

"Drawing No. 21578-2-104 does not include details of the fencing proposed around the area of development where units are omitted. Elevations and images are required in order to satisfy the requirements of this condition."

Yours faithfully,

M.C.

for Senior Planner