

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

Date : 15-Nov-2022

Reg. Ref. : SD21A/0327/C6
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 6. Street Lighting

Public Lighting and Landscaping Plan

- a) Prior to the commencement of development, the applicant shall agree in writing an integrated public lighting scheme and Landscape Plan with the Planning Authority. Once agreed, the scheme shall be constructed/installed to taking in charge standards at the expense of the developer and to the satisfaction of South Dublin County Council Lighting Department, after consultation as necessary with the SDCC Heritage Officer and SDCC Public Realm Department.
- b) The Public Lighting scheme and Landscaping Plan shall be integrated and agreed with the Planning Authority.
- c) The site shall be landscaped in accordance with a comprehensive landscape plan, details of which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. This scheme shall include the following:

- A. A Landscape Masterplan to scale of not less than 1:500 showing –
- i. The species, variety, number, size and locations of all proposed planting
 - ii. Details of Hard landscape works, specifying surface material and furniture
 - iii. Details of natural SuDs features
 - iv. Details of proposed play provision
 - v. Detailed Sections and Elevations
- B. Specifications for mounding, leveling, cultivation and other operation associated with plant and grass establishment
- C. A timescale for implementation
- D. Areas to be taken in Charge
- (d) The applicant shall submit a letter from their consulting ecologist confirming that the detail of measures described under ‘Mitigation Measure 4: Night-Time Lighting’ in the Ecological Impact Assessment has been adhered to in the final Public Lighting Plan.

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 6 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:

“Condition 6 is considered to be partially compliant for the following reasons:

- Condition 6(a) – it is not apparent that ecologically sensitive receptors have been considered in the lighting scheme proposed. Condition 6a is therefore not compliant
- Condition 6(b) – Public Lighting and Public Realm are satisfied that the submission presented presents and integrated lighting and landscape strategy. Condition 6b is therefore compliant
- Condition 6(c) – Public Realm have reviewed the submission and are satisfied that the requirements of condition 6c have been met. Condition 6c is therefore compliant
- Condition 6(d) – A letter does not appear to have been submitted from a consulting ecologist to confirm the requirements of 6d have been adhered to. Condition 6d is therefore not compliant.”

Yours faithfully,

M.C.

for **Senior Planner**