

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

Date : 15-Nov-2022

**Reg. Ref. :
Proposal :**

SD21A/0327/C9

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 9. Implementation of Revised Landscape Masterplan

“The landscaping scheme shown on the submitted Landscape Masterplan Dwg No. 21578-2-101 (and associated detailed plans and submitted Landscape Design Statement prepared by Cunnane Stratton Reynolds) shall be implemented in full, within the first planting season following completion of the development, in addition:

- a) All hard and soft landscape works shall be completed in full accordance with the approved Landscape Masterplan Dwg No. 21578-2-101.
- b) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS : 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).

c) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'.

d) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted “

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 9 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 9 – Implementation of Revised Landscape Masterplan. The applicant has not provided sufficient supporting information in order to achieve compliance with Condition 9 - Implementation of Revised Landscape Masterplan, the applicant is required to provide photographs of landscape works completed, in addition a site meeting is required to be held with the Public Realm Section to allow inspection of works completed to date, similarly the applicant's Landscape Architect is required to provide a Practical Completion Certificate when all landscape works are fully completed.
- Condition 9(2) / Condition 10 – The applicant states that CSR are the project landscape architects for the scheme. This is considered to discharge the requirements of Condition 9(2)(i). A Practical Completion Certificate does not appear to have been submitted, as required by 9(2)(ii). In this regard, Condition 9(2)(ii) is not considered to have been complied with. Condition 9(2)(iii) does not require the agreement of the Planning Authority. Condition 9(2) is therefore considered to be partially compliant.
- Condition 9(3) / Condition 11 – Condition 11 has been determined to be compliant, and therefore 9(3) is considered compliant.
- Condition 9(4) / Condition 18 (Taking in charge) – ‘The applicant should submit the construction details of all areas to be taken in charge. This would help determine whether the areas are fully consistent with the Planning Authority's Taking-in-Charge policy and requirements.’ In this regard, Condition 9(4) is considered to be not compliant.

- Condition 9(4) / Condition 12 (SuDS) – Condition 9(4) and Condition 12 would persist during construction of the project and cannot be complied with before the commencement of the project. In this regard, Condition 9(4) is considered to be partially compliant.
- Condition 9(6) / Condition 13(a) – No Arboricultural Method Statement has been submitted at compliance stage. In this regard, Condition 9(6) is considered to be not compliant.
- Condition 9(7) / Condition 13(B) – An Arboricultural Method Statement is required under the wording of these conditions. In this regard, Condition 9(7) is considered to be not compliant.
- Condition 9(8) / Condition 14 – The applicant has not provided information to discharge Condition 9(8) or Condition 14 at this time. In this regard, Condition 9(8) has not been complied with under the current submission.
- Condition 9(9) / Condition 15 – Condition 9(9) and Condition 15 should jointly be considered as compliant.
- Condition 9(10) / Condition 7 – ‘the ecological clerk of works needs to contact the Heritage Officer before works commence to provide further details on their role.’ In this regard, condition 9(10) is considered to be partially compliant.

Yours faithfully,

M.C.

for Senior Planner