

Manahan Planners
38, Dawson Street
Dublin 2

Date : 29-Nov-2022

Reg. Ref. : SD21A/0323/C3

Proposal : **Construction of single storey drive through coffee shop pavilion within the existing carpark of Lucan Retail Park; building total floor area of 170.45sq.m and would operate for the sale and consumption, on and off the premises of food and beverages; development will include the reconfiguration of section of existing carpark; removal of 45 car parking spaces to make way for proposed building; vehicle circulation route and collection point; existing carpark to be reduced from 285 to 240 car spaces; all ancillary site works including drainage, external seating, cycle parking, signage location and landscaping.**

Condition 3; Landscape Plan

Prior to the commencement of development, the applicant/developer shall submit for the written agreement of the Planning Authority, following consultation with the Public Realm Section if required, a fully detailed landscape plan, with full works specification, that accords with the specifications and requirements of the Council. The landscape plan shall include hard and soft landscaping including levels, sections and elevations. In addition the applicant is required to submit a fully detailed Planting Plan for boundary planting/hedgerows for the development. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development, whichever is the sooner. Details shall include:

- (i) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;**
- (ii) location, type and materials to be used for hard landscaping including specifications, where applicable for:**
 - (a) permeable paving**
 - (b) tree pit design (to incorporate bioretention storage)**
 - (c) Sustainable urban drainage integration**
- (iii) a schedule detailing sizes and numbers/densities of all proposed trees/plants;**

(iv) specifications for operations associated with plant establishment and maintenance that are compliant with best practice; and

(v) types and dimensions of all boundary treatments

All soft landscaping shall have a written five-year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced.

REASON: To uphold the policies of the South Dublin County Council Development Plan 2016-2022 relating to Green Infrastructure and SuDS, and to provide for the proper planning and sustainable development of the area.

Location : Lucan Retail Park, Ballydowd, Lucan, Co. Dublin
Applicant : New Ireland Assurance Company PLC
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 03-Oct-2022 to comply with Condition No 3 of Grant of Permission No. SD21A/0323, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

“The requested material has not been provided. The planting plan provided cannot be approved until the full set of material requested has been provided and is in compliance”.

Yours faithfully,

M.C.

for Senior Planner