

Tyler Owens Architects  
Distillery Lofts Design Studios  
The Mash House  
Distillery Road  
Dublin 3

Date : 29-Nov-2022

**Reg. Ref. :** SD21A/0181/C5  
**Proposal :** Alterations to previous approved planning application, Reg. Ref. SD15A/0105, consisting of: construction of a new single storey flat roof modular changing facilities (293sq.m) ancillary to the existing playing pitch; relocation of approved 38 carparking spaces and 2 coach parking bays from northern boundary to the eastern boundary adjacent to Cloverhill Road installation of new overhead flood lights; 3 new flag poles; continuation of previously permitted boundary wall and footpath (Reg. Ref. SD15A/010) extending along the south eastern boundary, with addition of new security fencing added to top of wall, all adjacent to Cloverhill Road; new entrance gates (accessed via the permitted entrance off Cloverhill Road); all associated boundary treatment, landscaping and ancillary works necessary to facilitate the development.  
**Condition 5; Landscape Plan**  
**Location :** Cloverhill Road, Clondalin, Dublin 22  
**Applicant :** Ballyfermot United Sports & Social Club (BUSSC)  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 04-Oct-2022 to comply with Condition No 5 of Grant of Permission No. SD21A/0181, in connection with the above.

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

Comments:

“The documents provided by the Applicant have been assessed by the Parks and Public Realm, with their Assessment noting the following main concerns:

- Impacts of the proposed development on existing trees, hedgerows and local biodiversity. The proposal lacks street trees and has floodlighting that may on local biodiversity including bats.
- Impacts of the proposed development on green and blue infrastructure – the proposals lack a landscape plan with details. There are no details of the planting of SUDS features.
- The submitted scheme details an ornamental planting scheme but does not address our concerns about a lack of trees and has no details on the SUDs proposals.’

Having regard to the concerns of the Parks and Public Realm Department, it is considered that the submission is not Compliant with Condition 5. “

Yours faithfully,

M.C.

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*for Senior Planner*