

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

Date : 15-Feb-2023

Reg. Ref. : SD21A/0327/C7-1
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 7. Bat and Bird Boxes.

Prior to the occupation of the buildings a scheme to provide bird boxes and bat boxes/tubes on the site shall be submitted to and approved in writing by the Planning Authority. The agreed scheme shall be implemented before the buildings are occupied and thereafter maintained.

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 19-Dec-2022 to comply with Condition No 7 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:

“This is the second compliance submission for Condition 7. The first compliance submission stated the following:

As with condition no. 5 above, the proposed habitat housing is illustrated on the attached Drawing no, 2158-2-104 Boundary Treatment Rev F prepared by Cunnane Stratton Reynolds. The final suitable locations and type of each habitat housing selected are to be determined on site by the ecological clerk of works.

This compliance submission was deemed partially compliant for the following reason:
SDCC Heritage Officer has issued a verbal report recommending the submission is partially in compliance but the ecological clerk of works needs to contact the Heritage Officer before works commence to provide further details on their role.

For the subject (second) compliance submission the applicant has submitted a cover letter stating that Gannon + Associates have been appointed as Ecological Clerk of Works for the development and will review the implementation of bat and bird boxes. Gannon + Associates will be conducting the below monitoring of construction works:

- Site inspection visits every 3 months during the construction phase.
- On site monitoring of construction to be carried out adjacent to existing stream on eastern boundary.
- On site monitoring of tree felling operations. All trees to be felled and debris to be left on site for a minimum of 24 hours prior to shredding.

Planner’s response:

A verbal report from SDCC’s Heritage Officer has been issued (10th February 2023) on this compliance submission. Insufficient information has been submitted in relation to this condition. The condition requires ‘*a scheme to provide bird boxes and bat boxes/tubes on the site shall be submitted to and approved in writing by the Planning Authority*’. Insufficient information has been submitted in relation to this scheme, including the determined suitable locations of the boxes/tubes, type etc. The applicant/Ecological Clerk of Works is requested to contact SDCC’s Heritage Officer to agree these details prior to submitting a compliance submission.

The submission is therefore not considered to be fully compliant with Condition 7.”

Yours faithfully,

M.C.

for **Senior Planner**