

Paul O'Shea,
Project Design Architects
Unit 1, Beech Court Business Park
Kilcoole
Co. Wicklow

Date : 21-Feb-2023

Reg. Ref. : SD21A/0301/C3a
Proposal : Additional floor area of 82sq.m ground floor and 35sq.m first floor to allow reconfiguration of 4 double rooms to 8 single rooms, new ground floor storeroom and enclosing fire exit stairs; relocation of 8 car parking spaces to extended existing car park; all associated site works; proposed material finishes to match previously approved changes to previously granted permission SD20A/0153.
Condition 3a; Landscape/Planting Plan

Condition 3(a) states:

“Landscaping.

(a) Landscape/Planting Plan

Prior to the commencement of development, the applicant/developer shall provide a fully detailed landscape and planting plan(s) for the proposed development for the written agreement of the Planning Authority. The plan(s) should provide the following information:

- Additional soft landscaping and planting at the front of the site including around the front car parking area.*
- Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate.*
- Implementation timetables.*

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022”

Location : Millbrook Manor Nursing Home, Slade Road, Saggart,
Dublin, D24A9RY
Applicant : Woodlawn Building Services Ltd.
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 20-Dec-2022 to comply with Condition No 3 (a) of Grant of Permission No. SD21A/0301, in connection with the above.

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

Comments:

“Compliance submission:

The applicant has submitted:

1. Cover letter – Prepared by Paul O’Shea, Project Design Architects,
2. Landscape Rationale for Additional Information and Green Infrastructure document – Prepared by Ronan MacDiarmada & Associates Ltd.
3. DWG02. 1739 - Landscape Planting Plan – Prepared by Ronan MacDiarmada & Associates Ltd.

Assessment/Planner’s response:

The Public Realm section of the council have reviewed the compliance submission and recommend that the compliance submission is ***not in compliance***.

Public Realm state the following in a report received:

‘Assessment

I refer to the planning compliance documents submitted on behalf of the applicant in relation to the above referenced granted planning application and am to advise as follows:

Brief Summary of Compliance Submission:

CONDITION 3(a)

Landscape/Planting Plan

Prior to the commencement of development the applicant/developer shall provide a fully detailed landscape and planting plan(s) for the proposed development for the written agreement of the Planning Authority. The plan(s) should provide the following information:

- *Additional soft landscaping and planting at the front of the site including around the front car parking area.*

- *Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate.*
- *Implementation timetables.*

REASON: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in accordance with the policies and objectives contained within Section 8.3.0 Public Open Space Hierarchy and Landscape Setting of the CDP 2016-2022

Assessment of Compliance Submission for Compliance with Condition:

By way of a response the applicant has submitted the following information:

- *Landscape Planting Plan (Dwg. No. 02)*
- *Landscape Rationale for Additional Information and Green Infrastructure*

Recommendation:

The Public Realm Does NOT Agree the Compliance Submission as the applicant has failed to provide the following required information:

- *schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate.*

The applicant has failed to provide information as to the planting sizes of the following plant types shown on submitted Planting Plan:

- *Fagus sylvatica 'Dawyck'*
- *Betula pendula*
- *Rhus typhina*
- *Amelanchier grandiflora*
- *Erysimum 'Bowles's Mauve'*
- *Lavandula angustifolia*
- *Bergenia cordifolia*
- *Whip Planting*

Recommendation:

Condition 3a: *The Public Realm Section Does Not Agree the Compliance Submission*

Reason: *The applicant has not provided the required information (details in relation to proposed planting sizes)*

I therefore recommend that the applicant be notified that the Public Realm Section Does Not Agree the Compliance Submission submitted (Condition 3a of SD21A/0301).'

It is noted from the report of the Public Realm department, that the applicant has failed to provide all of the information requested as per condition 3(a) and in particular relating the to the planting sizes of the following plant types shown on submitted Planting Plan and the numbers/density of such planting:

- *Fagus sylvatica 'Dawyck'*
- *Betula pendula*
- *Rhus typhina*

- Amelanchier grandiflora
- Erysimum 'Bowles's Mauve'
- Lavandula angustifolia
- Bergenia cordifolia
- Whip Planting

Given the above, it is not considered that the submission is in compliance with Condition 3(a).

Conclusion

The submission is **not** in compliance with Condition 3(a). “

Yours faithfully,

M.C.

for **Senior Planner**