

Senior Administrative Officer,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24 YNN5

Our Ref. 21080

15 February 2023

RE: PLANNING PERMISSION REG. REF. SDZ22A/0007

**CONSTRUCTION OF PHASE ONE OF THE ADAMSTOWN BOULEVARD DEVELOPMENT AREA; A
RESIDENTIAL DEVELOPMENT CONSISTING OF 423 RESIDENTIAL UNITS.**

COMPLIANCE SUBMISSION - CONDITION NO. 33 – ON-SITE TREE PROTECTION

Dear Sir/Madam,

We are instructed by our client, (the Developer), Adamstown Station & Boulevard Ltd., Fitzwilliam Court, Leeson Close, Dublin 2, D02 YW24 to lodge this compliance submission in relation to the development outlined above.

This compliance submission refers to Condition 33 of Planning Reg. Ref. SDZ22A/0007.

We would be grateful for written confirmation of the Planning Authority's acceptance of the content of this submission as soon as possible.

Should you have any queries in relation to this compliance submission, please do not hesitate to contact this office. We would be happy to discuss same or meet with you to clarify any issues arising.

Yours sincerely,



Conor Auld

STEPHEN LITTLE & ASSOCIATES

COMPLIANCE - PLANNING REG REF. SDZ22A/0007- CONDITION 33

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 33 followed by the Applicant's compliance response.

CONDITION 33 On-Site Tree Protection.

Prior to the submission of the Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site including any related construction activity or tree felling, the applicant shall lodge a Tree and Hedgerow Bond to the value of €110,000 with the Planning Authority. This is to ensure the protection of trees on and immediately adjacent to the site to make good any damage caused during the construction period.

The bond lodgement shall be coupled with an Arboricultural Agreement, with the developer, empowering the planning authority to apply such security, or part thereof, to the satisfactory protection of any tree/hedgerow or trees/hedgerows on or immediately adjoining the site, or the appropriate and reasonable replacement of any such trees/hedgerows which die, are removed or become seriously damaged or diseased within a period of three years from the substantial completion of the development. Any replacement planting shall use large semi-mature tree size(s) and species or similar as may be stipulated by the planning authority.

An Arboricultural Assessment Report and Certificate is to be signed off by a qualified Arborist after the period of 3 years of completion of the works. Any remedial tree surgery, tree felling works recommended in that Report and Certificate shall be undertaken by the developer, under the supervision of the Arborist. The bond will only be refunded upon receipt by SDCC Public Realm Section of a satisfactory post- construction arboricultural assessment, carried out by a qualified arborist and provided that the hedges/trees proposed for retention are alive, in good condition with a useful life expectancy.

REASON: To ensure the protection, safety, prudent retention and long-term viability of trees and hedgerows to be retained on and immediately adjacent to the site.

Applicant's Response:

We can confirm that the Applicant has lodged the Tree and Hedgerow Bond directly with South Dublin County Council on 6 February 2023, a copy of a letter from SDCC dated 9 February 2023 confirming this has been received is enclosed as part of this submission.

Also enclosed as part of this compliance response is a copy of the draft agreement letter, as well as copies of the Arboricultural Assessment Report, prepared by Noel Lane Tree Care Services relating to this permission.

The additional requirements of this condition are noted, and we can confirm that an Arboricultural Assessment Report and Certificate, signed off by a qualified Arborist will be completed after a period of 3 years of completion of the works.

CONCLUSION

We would be grateful for written acknowledgement by the Planning Authority of compliance material submitted at its earliest possible convenience.



STEPHEN LITTLE & ASSOCIATES

15 February 2023

ENCL./

- Copy of SDCC Letter dated 9 February 2023
- Draft Arboricultural Agreement Letter from Adamstown Station & Boulevard Limited
- Arboricultural Assessment Report, prepared by Noel Lane Tree Care Services

Document Control: -

Author	Checked by	Purpose	Date
RMcG		Draft	14.02.2023
		Final for Submission	15.02.2023