

Michael Hughes
29, Lambourne Wood
Brennanstown Road
Dublin 18
D18K6C8

Date : 16-Mar-2023

Reg. Ref. : SD22A/0288/C9
Proposal : Demolition of existing detached bungalow and construction of 2 No: 264sq.m detached two storey with developed roof space 4 bedroom plus study dwelling houses and associated site works.

Condition No. 9 states:

“Boundary Treatment.

Prior to commencement a scheme for the siting and design of all boundary treatments shall be submitted for the approval of the local planning authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) are occupied.

REASON: In order to ensure high quality landscaping for the boundaries of the site in the interests of visual amenity and to safeguard the residential amenity of neighbouring occupiers, in accordance with the policy and objective contained within the current County Development Plan 2022-2028”

Location : St. Francis, Owendore Avenue, Rathfarnham, Dublin 14
Applicant : M. Hughes, A.Kilkenny & M.McCarville
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 17-Jan-2023 to comply with Condition No 9 of Grant of Permission No. SD22A/0288, in connection with the above.

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

Comments:

“Documents provided by Applicant:

The Applicant has provided the following information to demonstrate compliance with Condition No. 9:

- Cover Letter, prepared by Michael Hughes

Assessment:

The applicant has stated in their cover letter that *‘the existing concrete boundary walls to the sides and rear of the site shall be retained’*. In relation to the side and rear boundaries, the submission is acceptable as no change is proposed.

The applicant has not submitted details of the proposed boundary to the front, providing no written information or drawings. The applicant has therefore **not complied** with the requirements of this condition.”

“To comply with the requirements of the condition the applicant must submit elevations and plans of the proposed front boundary details.”

Yours faithfully,

M.C.

for Senior Planner