

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

Date : 16-Mar-2023

Reg. Ref. : SD21A/0327/C9-2
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 9. Implementation of Revised Landscape Masterplan

The landscaping scheme shown on the submitted Landscape Masterplan Dwg No. 21578-2-101 (and associated detailed plans and submitted Landscape Design Statement prepared by Cunnane Stratton Reynolds) shall be implemented in full, within the first planting season following completion of the development, in addition:

- a) All hard and soft landscape works shall be completed in full accordance with the approved Landscape Masterplan Dwg No. 21578-2-101.
- b) All trees, shrubs and hedge plants supplied shall comply with the requirements of BS: 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of BS : 4428 (1989) Code

of Practice for General Landscape Operations (excluding hard surfaces).

c) All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'.

d) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within three years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted

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 18-Jan-2023 to comply with Condition No 9 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:

“The applicant has provided a response to Condition 9(4) / Condition 12 (SuDS), Condition 9 (6) / Condition 13(a) and Condition 9(7) / Condition 13(b) relating to agreement of an Arboricultural Method Statement and tree protection measures. For clarity, the following has been deemed compliant:

- Condition 9 (6) / Condition 13(a)
- Condition 9(7) / Condition 13(b)

It is noted that Condition 9(4) / Condition 12 cannot be deemed compliant prior to completion, this has been acknowledged by the applicant.

There are outstanding items requiring agreement with the Planning Authority as per the requirements of Condition 9. For clarity, agreement is still required in relation to the following:

- Condition 9 – Revised Landscape Masterplan
- Condition 9(2)(ii) – Practical Completion Certificate required on completion
- Condition 9(4) / Condition 18 – Taking in Charge
- Condition 9(8) / Condition 14 – Tree Bond and Arboricultural Agreement
- Condition 9(10) / Condition 7 – Bird and Bat Boxes

On the basis of the above, Condition 9 is considered PARTIALLY compliant. Condition 13(a) and Condition 13(b) are considered compliant.”

Yours faithfully,

M.C.

for Senior Planner