

Michael Malone,
Ceardean Architects
9, Dolphins Barn
Dublin 8

Date : 20-Mar-2023

Reg. Ref. : SD21A/0350/C4
Proposal : Retention of constructed fence and boundaries and the relocation of existing access gate to revised location and proposed use of space as an allotment.
Condition 4; Boundary Treatment
Within 6 months of the date of final grant of permission the applicant shall submit for the written agreement of the Planning Authority revised scaled drawings clearly showing the replacement of this proposed palisade fence that will be offset 3 metres from the southern site boundary with a new visually improved fence which shall take the form and height of what currently exists at the interface with the public footpath i.e. green weld-mesh/paladin type fencing system.
REASON: In the interest of proper planning and sustainable development

Location : Long Mile Road, Drimnagh, Dublin 12
Applicant : Noel Whelan
Application Type: Compliance with Conditions

Dear Sir/Madam,

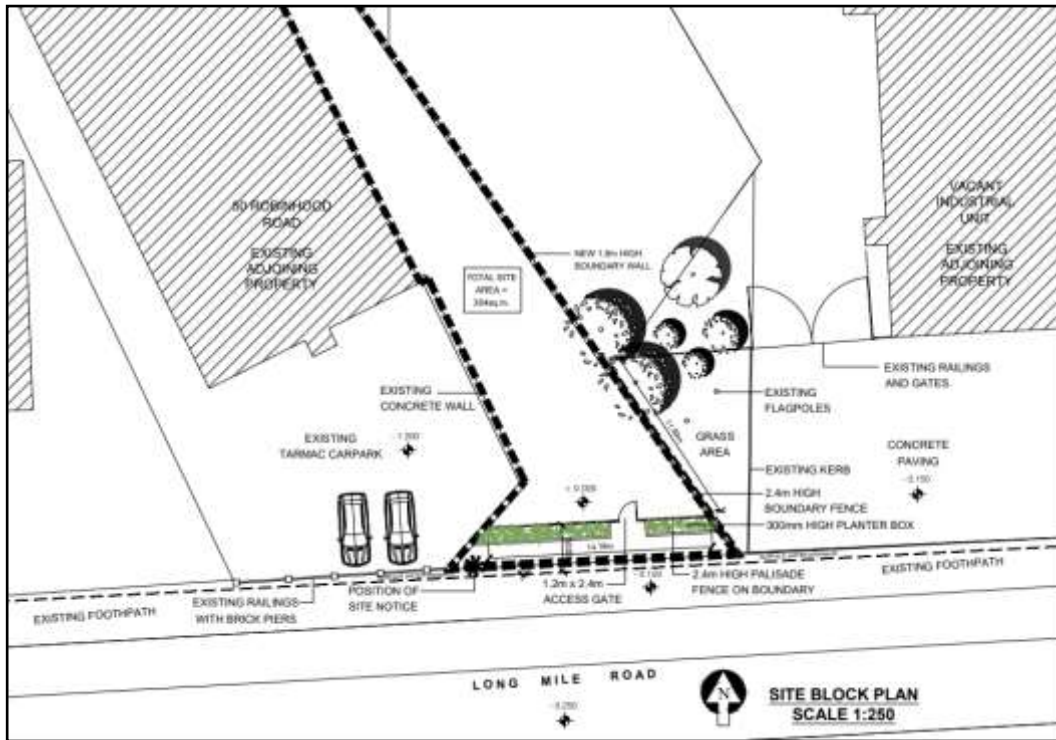
I refer to your submission received on 26-Jan-2023 to comply with Condition No 4 of Grant of Permission No. SD21A/0350, in connection with the above.

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

Comments:

“Compliance submission:

The applicant has submitted revised drawings that indicate that the proposed palisade fence is offset by 3m from the southern site boundary and images show a green weld-mesh fencing system has been installed. See image below.



“Planner’s response:

A site inspection was undertaken on the 15th March 2023, it is noted that the artificial grass shown in the photos submitted by the applicant was pulled back on this visit.

Regarding the revised drawings submitted by the applicant, both drawings show the fencing to be offset by 3m, however this measurement does not appear to be from the southern site boundary as requested in the above condition. In addition, the site inspection confirmed the distance to be below 2.5m from the southern site boundary.

In regard to the photos submitted by the applicant, they show the offset area covered in artificial grass. However, as mentioned on the day of inspection, this artificial grass shown was already pulled back and showed some potential safety concerns for the users of the public footpath.

In reference to condition 2 associated with this application, it is stated that; *Kerbing shall not be dished at this location.* The above images show the dished kerbing, and it is also covered with artificial grass. The applicant should remedy this public hazard safety concern as it could cause trips and slips. The photos submitted by the applicant also show planter boxes in situ, it is noted that on the day of inspection these were removed.

Regarding the applicants attempt of offsetting the palisade fencing, the above images show a below standard of works to the southern site boundary. This boundary interfaces directly with the public footpath. The applicant is advised to have regard to a sensitive design approach and ensure there are no public hazard concerns, and ensure any works are complementary to the surrounding streetscape and not visually obtrusive for users of this public footpath.

The applicant is strongly advised to have regard to Condition 2 when re-submitting a compliance for Condition 4.

The intention of this compliance is in the interest of proper planning and sustainable development for the area. In this regard, the submission does not comply with Condition 4. “

Yours faithfully,

M.C.

for **Senior Planner**