

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

Date : 12-Apr-2023

Reg. Ref. : SD21A/0301/C3-2
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.

Location : **Condition 3 : Landscaping**
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 16-Feb-2023 to comply with Condition No 3 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 **partially** compliant.

Comments:

Condition 3 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

(b) Implementation of Landscape/Planting Plan Within 6 months of the commencement of development or during the first planting season after the commencement of development the proposed planting proposals which is to include tree and hedgerow planting shall be completed. Written confirmation (with supporting photographic evidence) confirming that the tree planting and landscaping scheme has been implemented in full shall be submitted to the Planning Authority.

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.

(c) Tree and Hedgerow Bond Prior to the commencement of any permitted development or any related construction activity or tree felling on the site, the applicant/developer shall lodge a Tree and Hedgerow Bond to the value of €5,000 with the Planning Authority. This is to ensure the protection of the existing boundary hedge and trees to be retained. 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 to be retained on and immediately adjacent to the site in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016”

Compliance submission

The applicant has submitted:

1. Landscape Compliance Rationale Document in respect of conditions 3a,3b and 3c– Prepared by RMDA Landscape Architects and consultants.

Assessment

The Public Realm section of the council have reviewed the compliance submission and recommend that the compliance submission is ***Partially Agreed***.

Public Realm state the following in a report received:

‘Recommendation: Partially Agree Compliance Submission

Riparian Planting

Public Realm would request that the areas alongside the water course be planted with riparian planting, add 10m either side of watercourse where possible. This includes the top meadow area, the whip planting, and the two meadow areas to the south end either side of the water course.

Section 12.4.3 Riparian Corridors’

It is noted from the report of the Public Realm department, that the applicant has satisfied certain elements of Condition 3, however, planting is also required/requested within the riparian zone, within 10m either side of the watercourse. The areas stated by public realm including top meadow area, the whip planting and the two meadow areas to the south and either side of the water course should be planted with riparian planting in order to fully satisfy Condition 3. Having regard to the information submitted and the requirements of Condition 3, it is considered that Condition 3 is **partially compliant**, and the Applicant should be informed. “

Yours faithfully,

M.C.

for Senior Planner