



TERRY & O'FLANAGAN LTD
REGISTERED ARCHITECTS

F1, Centrepoint Business Park, Oak Road, Dublin 12
t: 01 4659949 fax: 01 4659953
e: tof@tof.ie web: www.tof.ie

Our ref. D1194

Senior Administrative Officer,
Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24

Land Use Planning & Transportation

22 MAR 2023

South Dublin County Council

21st March 2023

COMPLIANCE SUBMISSION
Condition 9 (a), 11 & 12(a-f) incl.

Re: Proposed development comprising 8 no. 2 storey dwellings on infill site on lands at Palmyra, Whitechurch Road, with vehicular and pedestrian access from Grangebrook Avenue, Rathfarnham, Dublin 16.

Applicant: Beckett Developments Ltd.

Reg. Ref. SD21A/0246

Dear Sir/Madam,

I refer to the above proposed development which was approved by South Dublin Co. Co. In this regard and on behalf of our client Beckett Developments Ltd. we submit this compliance submission in respect of Condition 9 (a), 11 & 12 (a) - (f) incl. as follows:

Condition 9 (a) Reg, ref. SD21A/0246

“(a) No trees are to be felled on site until a rationale for the felling which clearly distinguishes between the condition of the trees and the impact of the proposed development has been proposed and agreed with the Planning Authority. The impact of the proposed development on the existing

trees contained within the development site is not acceptable to the Public Realm Section; and would contravene policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 and other GI policies and objectives in the CDP. The current proposal will have a negative impact on existing trees within the development site area. The proposed development will require the removal of 58 no. trees, three groups of trees and the part removal of two groups of trees. Response should include a revised layout to significantly reduce the impact of the proposed development on the existing mature trees, especially those trees located along the western boundary which are proposed to be removed. “

Response

Enclosed herewith is a detailed report prepared by Mr. Charles McCorkell, Charles McCorkell Arboricultural Consultancy who has been engaged by the applicant to address condition 9 (a) of reg. SD21A/0246.

Condition 11 Reg, ref. SD21A/0246

“Prior to the commencement of development the applicant shall submit a detailed Arboricultural Method Statement (AMS) to the Planning Authority for written agreement. The AMS shall include justification and mitigation for any tree removal proposed and details of how trees will be protected at all stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary will be required as will the method and location of tree protection measures, the phasing of protection methods where demolition or construction activities are essential within root protection areas and design solutions for all problems encountered that could adversely impact trees (e.g. hand digging or thrust-boring trenches, porous hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.). All works shall be carried out in accordance with the agreed AMS. REASON: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policy G2 Objective 9, G4 Objective 5, G2 Objective 13, G6 Objective 1, HCL15 Objective 3 of the CDP 2016-2022. “

Response

Enclosed herewith is a detailed Arboricultural Method Statement (AMS) prepared by Mr. Charles McCorkell, Charles McCorkell Arboricultural Consultancy who has been engaged by the applicant to address condition 11 of reg. SD21A/0246.

Condition 12 Reg, ref. SD21A/0246

“Prior to the commencement of development, the applicant/developer shall submit a tree protection plan for the written agreement of the Planning Authority, following consultation with SDCC's Public Realm Section if required. Tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:

- (a) The location of the trees to be retained and their root protection areas and canopy spreads (as defined in BS 5837: 2012 Trees in relation to design, demolition and construction);*
- (b) The position and construction of protective fencing around the retained trees (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction).*
- (c) The extent and type of ground protection, and any additional measures required to safeguard vulnerable trees and their root protection areas.*
- (d) An arboricultural impact assessment which evaluates the direct and indirect impacts of the proposed development on the trees to be retained and proposed mitigation.*
- (e) An arboricultural method statement to demonstrate that operations can be carried out with minimal risk of adverse impact on trees to be retained.*
- (f) A method statement for any works proposed within the root protection areas of the trees shown to be retained. “*

Response

Enclosed herewith is a detailed report and associated drawings prepared by Mr. Charles McCorkell, Charles McCorkell Arboricultural Consultancy who has been engaged by the applicant to address condition 12 (a) – (f) incl. of reg. reg. SD21A/0246.

The following documentation and drawings and are enclosed with this submission (4 copies)

- Charles McCorkell Arboricultural Consultancy report containing cover letter & appended Arboricultural Method Statement, tree schedule etc (A4 booklet)
- Tree removals plan - Charles McCorkell Arboricultural Consultancy A1 drawing at 1:200 scale drawing ref. 191013-C-51
- Tree protection plan - Charles McCorkell Arboricultural Consultancy A1 drawing at 1:200 scale drawing ref. 191013-C-52
-

We trust the enclosed submission is satisfactory and, in this regard, we would be most obliged if you could issue written confirmation that the enclosed submission satisfies the requirements of South Dublin Co. Co. in respect of Condition 9(a), 11 & 12 (a) – (f) incl. of planning permission reg. ref. SD21A/0246 at the earliest opportunity.

Yours Faithfully,


Terry & O'Flanagan Ltd.

For & on behalf of Beckett Developments Ltd.