

Terry O'Flanagan Ltd.
F1, Centrepoint Business Park
Oak Road
Dublin 12

Date : 03-May-2023

Reg. Ref. : SD21A/0246/C11
Proposal : Construction of 8 houses comprising of 1 three bedroom two storey detached, Type B1 (c. 122sq.m) Site 1, 1 four bedroom 2 storey detached type B2 (c.134sq.m) Site 2, 6 four bedroom 2 storey semi-detached Type A1 (c.148sq.m) Sites 3-8 inclusive, all associated on and off site development works , landscaping , boundary treatments, removal of existing street boundary screen wall and the provision of vehicular and pedestrian access to Grangebrook Avenue on infill site of circa 0.226 ha.

Condition 11:

Arboricultural Method Statement

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.

Location : Palmyra, Whitechurch Road, Rathfarnham, Dublin 16
Applicant : Beckett Developments Ltd.

Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 22-Mar-2023 to comply with Condition No 11 of Grant of Permission No. SD21A/0246, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,

M.C.

for **Senior Planner**