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Land Use Planning & Transportation

28 APR 2023

South Dublin County Council

Our ref. D1194

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

27th April 2023

COMPLIANCE SUBMISSION
Condition 9 (b, c, d, e & f) and 14

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 (b, c, d, e & f) and 14, 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

A compliance submission prepared by Mr. Charles McCorkell, Charles McCorkell Arboricultural Consultancy has been previously submitted in respect of condition 9 (a) of reg. SD21A/0246.

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

“Details of Soft Landscape Design to include a detailed Planting Plan and Planting Schedule - as appropriate - stating species/varieties, indicative quantities, sizes, rootball presentation and spacings. Planting mixes should specify a diverse range of species/varieties/cultivars and a diversity of forms and plant sizes (multi-stems, feathered, semi-matures, etc.); using both native and exotic species and pollinator friendly native species (in accordance with the All-Ireland Pollinator Plan 2015-2020), all designed to provide vegetation that is visually appealing, bio-diverse, and easily managed”

Response

Enclosed herewith is a cover letter, proposed landscape layout plan and soft landscaping specification which has prepared by Ms. Gwen Tierney Landscape Architect, (Landmark Design & Consultancy Ltd.) which addresses this condition.

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

“A full set of plans and details of Hard Landscape Design for boundary treatments, seating, kerbs, edges, surfaces, lighting, and showing how the proposal will be coordinated with services & civil engineering elements.”

Response

Enclosed herewith is a cover letter and accompanying proposed landscape layout plan which has prepared by Ms. Gwen Tierney Landscape Architect, (Landmark Design & Consultancy Ltd.) to specifically address this condition.

Condition 9 (d) Reg. ref. SD21A/0246

“Details of a Landscape Management and Maintenance Plan of both communal residential and publicly accessible areas to be implemented during operation of the development. All planting shall be adequately protected from damage until established and maintained thereafter. Any plants which die, are removed or become seriously damaged or diseased in the first 5 years of planting, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority. The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme”

Response

Enclosed herewith is a cover letter, accompanying proposed landscape layout plan & softworks specification which has prepared by Ms. Gwen Tierney Landscape Architect, (Landmark Design & Consultancy Ltd.) to specifically address this condition.

Condition 9 (e) Reg. ref. SD21A/0246

“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)”

Response

Enclosed herewith is a cover letter and accompanying proposed landscape layout plan which has prepared by Ms. Gwen Tierney Landscape Architect, (Landmark Design & Consultancy Ltd.) to specifically address this condition.

Condition 9 (f) Reg. ref. SD21A/0246

“All new tree plantings shall be positioned in accordance with the requirements of Table 3 of BS5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations”

Response

Enclosed herewith is a cover letter, accompanying proposed landscape layout plan & softworks specification which has prepared by Ms. Gwen Tierney Landscape Architect, (Landmark Design & Consultancy Ltd.) to specifically address this condition.

Condition 14 Reg, ref. SD21A/0246 (Landscape Management and Maintenance)

“Prior to the commencement of development a Landscape and SUDS Management Plan which includes long term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) shall be submitted for written agreement of the Planning Authority. The development shall be carried out in accordance with the approved Landscape and SUDS Management Plan”

Enclosed herewith is a cover letter prepared by Ms. Gwen Tierney Landscape Architect, (Landmark Design & Consultancy Ltd.) which specifically addresses this condition.

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

- Cover letter prepared by Ms. Gwen Tierney Landscape Architect, Landmark Design & Consultancy Ltd.
- Proposed landscape design Landmark Design & Consultancy Ltd. - A1 drawing at 1:200 scale drawing ref. P487-01
- Softworks specification prepared by Ms. Gwen Tierney Landscape Architect, Landmark Design & Consultancy Ltd.

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 (b, c, d, e & f), & 14 of planning permission reg. ref. SD21A/0246 at the earliest opportunity.

Yours Faithfully,


Terry & O'Flanagan Ltd.

For & on behalf of Beckett Developments Ltd.