

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

Date : 16-May-2023

Reg. Ref. : SD21A/0246/C12
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.

Condituion 12:

Tree and Hedgerow Protection Measures

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.

(g) A meeting with the Project Landscape Architect, Site Foremen, the appointed Arborist and a Parks Superintendent from the Public Realm Section shall take place on-site to inspect that:

i. all tree pruning & tree felling has been carried out appropriately and

ii. that the protective fencing has been erected prior as per the submitted Tree Protection Plan This fencing is to remain in place for the duration of the project.

The approved tree protection measures shall be retained in situ until the development has been completed.

REASON: In order to ensure adequate protection for the trees and hedges on the site during the construction of development, and in the interests of the visual amenity of the area.

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 12 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 deemed **partially** compliant.

Comments:

“Compliance submission:

The applicant has submitted the following information in relation to Condition 12 (a-f):

- Arboricultural Method Statement (AMS) prepared by Charles McCorkell
- Tree Removals Plan (Dwg. Ref 191013-C-51)
- Tree Protection Plan (Dwg. Ref 191013-C-52)

It is noted that the compliance submission is not in relation to 12(g).

Planner’s response:

The Public Realm Section have reviewed the information and state that it is acceptable, and the applicant is therefore in compliance. The Public Realm Section recommend that the compliance submission is agreed.

The Planning Authority concurs with this assessment. The submission is therefore considered to be in compliance with Condition 12(a-f).

Conclusion

The submission is in compliance with Condition 12(a-f) however is considered to be in **‘Partial Compliance’** until such time as **part g** can be undertaken. “

Yours faithfully,

M.C.

for **Senior Planner**