

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

Date : 17-May-2023

Reg. Ref. : SD21A/0246/C9a
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 9a:

Landscape Plans

No development shall commence on site until a revised site landscape plan has been submitted to and has been agreed with the Planning Authority. The Landscape Plan shall be undertaken by a qualified and experienced landscape architect and address the following matters:

(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.

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 9 (a) 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**