

South Dublin County Council,
Planning Department,
County Hall,
Tallaght,
Dublin 24.
D24 YNN5

E: planningdept@sdublincoco.ie

Date: 3rd May 2023
JSA Ref.: PT 18145

Dear Sir / Madam,

RE: DETAILS OF COMPLIANCE WITH CONDITION NO. 14(i) OF THE PERMITTED WAREHOUSING / LOGISTICS, OFFICE AND CAFÉ / RESTAURANT DEVELOPMENT AT CALMOUNT ROAD AND BALLYMOUNT AVENUE, BALLYMOUNT INDUSTRIAL ESTATE, DUBLIN 12

SDCC REG. REF.: SD22A/0099

Condition No. 14(i) – Appointment of Landscape Architect

Introduction

On behalf of the applicant, Blackwin Limited, The Herbert Building, The Park, Carrickmines, Dublin 18, we hereby wish to submit a compliance submission in respect to Condition No. 14(i) of Reg. Ref.: SD22A/0099 for which the final grant of permission by the Planning Authority is dated the 3rd of February 2023.

The subject permission relates to *inter alia* the construction of five no. warehouse/logistics units, 3 no. own door office buildings, a café unit, and all associated development.

This submission, as outlined below, relates to Condition No. 14 only and is submitted in soft copy format only.

Condition No. 14 reads as follows:

“14. Retention of Landscape Architect.

- i) Prior to the commencement of any permitted development, the developer shall appoint and retain the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant, throughout the life of the construction works and shall notify the planning authority of that appointment in writing prior to commencement.*

Managing Director: John P. Spain

Executive Directors: Paul Turley | Rory Kunz | Stephen Blair | Blaine Cregan

Senior Associate Directors: Luke Wymer | Meadhbh Nolan | Kate Kerrigan

Associate Directors: Ian Livingstone | Tiarna Devlin

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2 D02 ND61. VAT No. IE 6416306U

- ii) *A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the planning authority in accordance with the permitted landscape proposals.*
- iii) *Installation of attenuation tree pits shall be supervised by the project landscape architect.*

Reason: In the interests of residential and visual amenity and to ensure full and verifiable implementation of the approved landscape design.

Response

In response to item (i) of the foregoing condition, this letter is accompanied by a letter from the applicant confirming that they have appointed Murray and Associates Landscape Architects to act as Landscape Architect throughout the construction process. The applicant and Landscape Architect notes the requirements of item (ii) and (iii) of Condition 14, which will be adhered to during the construction of the development.

We would be grateful if the Planning Authority could consider and confirm that this compliance submission is satisfactory to address the prior to commencement requirement of Condition No. 14(i).

Conclusion

Please do not hesitate to contact us if you require any additional information or clarification in respect to the above.

Yours sincerely,



John Spain Associates