

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

Date : 21-Jun-2023

Reg. Ref. : SD21A/0246/C14
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 14:

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.

REASON: To provide for the satisfactory future maintenance of this development in the interest of visual amenity.

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 28-Apr-2023 to comply with Condition No 14 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 **not** compliant.

Comments:

“Compliance submission:

The applicant has submitted:

1. Cover letter prepared by Ms. Gwen Tierney Landscape Architect, Landmark Design & Consultancy Ltd.
2. Proposed landscape design Landmark Design & Consultancy Ltd. -AI drawing at 1:200 scale drawing ref. P487-0 1
3. Softworks specification prepared by Ms. Gwen Tierney Landscape Architect, Landmark Design & Consultancy Ltd.

Assessment/Planner’s response:

The applicant has submitted documents as required under condition No.14 in relation to the Landscape and SUDS Management Plan for the subject site. The compliance documents were referred to the Public Realm Department of the council who had the following comments in an extract from the report received:

‘Assessment of Compliance Submission for Compliance with Condition:

By way of a response the applicant has stated the following the following information in relation to Condition 14:

Compliance letter by Landmark Design & Consultancy Ltd stating in relation to Condition 14:

“There is no public open space within this development and therefore this information cannot be provided.”

Public Realm Response:

This submitted information is NOT acceptable to the Public Realm Section and the applicant is therefore NOT in Compliance.

The applicant has proposed SUDS Tree Pits as part of the landscape and SUDS layout therefore a Management and Maintenance Plan in relation to the SUDS Tree Pits proposed is required.

Recommendation:

*Condition 14: The Public Realm Section Does NOT Agree the Compliance Submission
Reason: The applicant has NOT provided the required information*

I therefore recommend that the applicant be notified that the Public Realm Section Does NOT Agree the Compliance Submission submitted.’

Assessment:

The Public Realm section considers the submitted information not to be acceptable. Coinciding with this the planning department consider the submitted information is not acceptable as the applicant has proposed SUDS Tree Pits as part of the landscape and SUDS layout, therefore a Management and Maintenance Plan in relation to the SUDS Tree Pits that are proposed is required.

Conclusion:

Having regard to the information submitted and the requirements laid out in Condition No.14, the Planning Authority consider that Condition No. 14 is Not compliant.”

“To comply with the requirements of the condition, the applicant must submit Management and Maintenance Plans in relation to the SUDS Tree Pits that are proposed.”

Yours faithfully,

M.C.

for Senior Planner