

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

**Date : 09-Nov-2023**

**Reg. Ref. :** SD21A/0246/C3(a)  
**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 3(a):**

**Boundary Wall**

(a) Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority, following consultation with SDCC's Architectural Conservation Officer, a safety statement detailing how the existing boundary wall with the 19th century burial site will be protected and safeguarded during the proposed development. Conservation repairs should be carried out using traditional methods and materials and a full schedule of works for repairs including a methodology and specification.

**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 20-Sep-2023 to comply with Condition No 3(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 deemed **partially** compliant.

Comments:

“Compliance submission:

The applicant/agent has submitted a cover letter, compliance report prepared by Timothy Foley B.Arch. MUBC FRIAI of Buchan Kane & Foley, and correspondence with SDCC’s Architectural Conservation Officer.

The submitted compliance report advises that no works will be carried out to the existing wall fabric. A new galvanised and power/PVC coated metal fencing system will be installed approx. 300mm away from the western side of the wall. This fence will be in place during construction and remain as part of the permanent rear boundary treatments. Overall height will be approx. 2.4/2.5m.

Correspondence from SDCC’s Architectural Conservation Officer states that the ACO has assessed the details and are satisfied for the proposal to be submitted formally as per compliance.

Planner’s response:

SDCC’s ACO has reviewed the compliance submission and advise that they are satisfied with the approach taken.

Whilst the Planning Authority concurs with the proposed approach to protecting the wall, there are concerns in relation to the visual appearance of proposed fence type. The applicant should consider utilising a higher quality fence type (of a different colour and style) that is more visually appropriate to a residential setting. It is noted that the visual permeability of the proposed fence is acceptable. The applicant should also consider lowering the height of the proposed fence, if possible to do while still providing for the appropriate protection of the wall.

**Conclusion**

The submission is **partially** in compliance with Condition 3(a). “

Yours faithfully,

M.C.

---

*for Senior Planner*