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Our ref. D1194

Senior Administrative Officer,
Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24

11th December 2023

**COMPLIANCE SUBMISSION
No. 2 regarding Condition 3 (a)**

Re: Proposed development comprising 8 no. 2 storey dwellings on infill site on lands at Palmyra, Whitechurch Road, with vehicular and pedestrian access from Grangebrook Avenue, Rathfarnham, Dublin 16.

Applicant: Beckett Developments Ltd.

Reg. Ref. SD21A/0246

Dear Sir/Madam,

I refer to the above proposed development and in particular the letter received from South Dublin Co. Co. dated 9th November 2023 in respect of the compliance submission (Condition 3a) submitted by this office on 20th September 2023.

We note that the submission was deemed partially compliant in respect of Condition 3A (i.e. protection of existing 19th century burial site boundary wall). We also note and welcome that the Local Authority concur with the proposed approach to protecting the wall.

It was stated in the SDCC letter received, that *“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”*.

In this regard and on behalf of our client Beckett Developments Ltd. we submit this 2nd compliance submission in respect of Condition 3 (a) as follows:

Enclosed with this submission are 4 copies of drawing no. D1194-2-19-C demonstrating the applicants revised proposed fence type. The proposed fence will comprise of a 1.8m high self supporting solid square metal railing (colour – black), solid square tube railings with the infills square solid bars. The fence will be located from point ‘K’ to ‘L’ as shown on the enclosed boundary treatment drawing (drawing no. D1194-2-19-C).

The applicant is satisfied that the proposed 1.8m high fencing is a higher quality fencing from that previously proposed and yet achieves visual permeability and adequate protection of the existing 19th century burial site boundary wall, as required.

We trust the enclosed submission is satisfactory and, in this regard, we would be most obliged if you could issue written confirmation that the enclosed submission satisfies the requirements of South Dublin Co. Co. in respect of Condition 3 (a) of planning permission reg. ref. SD21A/0246 at the earliest opportunity.

Yours Faithfully,


Terry & O'Flanagan Ltd.

For & on behalf of Beckett Developments Ltd.

Encl. Boundary treatment drawing no. D1194-2-19-C (4 copies)