



1st December 2023

Land Use, Planning & Transportation Department,
South Dublin City Council,
County Hall,
Tallaght,
Dublin 24,
D24 A3XC

Re:

**Compliance with Planning Condition No. 25 of
Grant of Permission Ref. SDZ22A/0010.
Permitted development in the
Clonburris Urban Centre (CUC-S4)
and Clonburris South East (CSE-S1 & CSE-S2)
of the Clonburris Strategic Development Zone (SDZ).**

Dear Sir/ Madam,

1.0. Introduction

- 1.1.** On behalf of our client, Kelland Homes Ltd., we, Armstrong Fenton Associates, of 13 The Seapoint Building, 44/45 Clontarf Road, Clontarf, Dublin 3, D03 A0H3, wish to submit the following and enclosed details of compliance with the planning condition no. 25 attached to the grant of permission under Ref. SDZ22A/0010
- 1.2.** An order to grant permission under Ref. SDZ22A/0010 was issued by South Dublin County Council on 3rd April 2023. The permitted development is located west of the Ninth Lock Road, south of the Dublin-Cork railway line, north of Cappaghmore housing estate and Whitton Avenue, and east of an existing carpark / park & ride facility at the Clondalkin Fonthill train station and the R113 (Fonthill Road)
- 1.3.** The development, as applied for, consisted of, *inter alia*, 294 no. dwellings, creche and retail / commercial unit. It should be noted that the grant of permission received includes for 32 no. conditions which have appropriately amended the development as applied for. These amendments are detailed in the various individual compliance submissions being issued to the Planning Authority for agreement.
- 1.4.** The subject compliance submission relates to **Condition No. 25** of the grant of permission received i.e., the submitted street trees for the permitted development. The details of our compliance submission in relation to **Condition No. 25** can be found in section 2 below. Appendix A of this compliance letter details the full list of enclosures which accompany this compliance submission – please refer to same in conjunction with the reminder of this compliance letter.



2.0. Compliance Submission

Subject Condition (Condition No. 25)

2.1. Condition No. 25 of the grant of permission received relates to submitted street trees details for the permitted development. Condition No. 25 reads as follows:

“Prior to the commencement of any works on site, the applicant, owner or developer shall have lodged with the Planning Authority for written agreement, landscape proposals that demonstrate the following or as otherwise agreed in writing with the Planning Authority:

a. Street trees required at the following locations: Outside house numbers: 192, 194, 196, 200, 202, 203, 190, 191, 189, 188, 187, 185, 183, 181, 179, 177, 175, 174, 172, 125, 126, 127, 129, 131, 133, 135, 137, 139, 140, 142, 107, 109, 111, 113, 115, 117, 119, 121, 122, 124, 123, 92, 90, 89, 87, 85, 83, 82, To enable the tree to be in the street the footpath should be moved to the inside, (i.e. car parking and tree on the street edge).

b. Additional street trees required to address the gap in street tree provision along the Local Green Corridor connecting the canal to the urban plaza. Enhanced planting shall be provided by additional street trees, planted swales or small scale SuDS as appropriate to create a Local Green Corridor along this street. The applicant is referred to the Clonburris SDZ Planning Scheme 2019, Clonburris SDZ Parks and Landscape Strategy and DMURS (2019) for guidance on street tree provision and appropriate design layouts for local streets and homezones. All Street Trees planted within the Public Realm shall have suitable tree pits that incorporates SuDS features including sufficient growing medium. Street Trees to be planted at:

- Minimum 18-20m girth along local streets*
- Minimum 16-18cm girth on intimate local roads, i.e., home zones. Landscape masterplan/planting plan to clearly delineate street lighting to ensure street tree proposals are realistic. If this is not currently the case, proposals to be revised to ensure street tree delivery.”*

Compliance Submission for Condition No. 25

In compliance with Condition No. 25 of the grant of permission received, Appendix A at the end of this compliance letter provides for a full list of enclosures submitted as part of the subject compliance submission - please refer to the submitted drawings for full details - however, for convenience, the following sub-subsections refer the reader to the relevant drawings for each part of the condition of the grant of permission received.

2.2. Further our submission dated 30th August 2023, we received a non-compliance decision from the Council dated 24th October 2023. The Parks department of SDCC provided comments stating:

“Part A: not in compliance: Insufficient numbers of street trees on every street.

Part B: not in Compliance: No street trees proposed on local green corridor. Applicant is referred to DMURS for guidance on street tree provision”.

2.3. In compliance with **Condition No. 25 (a)** of the grant of permission received, we refer the planning authority to drawing no. 01 LP “Landscape Plan” and document “Landscape Rationale” prepared by Ronan Mac Diarmada Associates (RMDA) which demonstrates landscaping and landscape rationale for the permitted development. From the housing numbers mention above, street trees have been provided in compliance with the above condition. Tree pits have been provided every 20m along the permitted road, with buildout to roads as in agreement with SDCC. The enclosed response rationale provides diagrams of tree pit build out and urban tree pit locations as well as sections and elevations of tree pits plans for the permitted development.

2.4. In compliance with **Condition no. 25 (b)**, we refer the planning authority to the enclosed “landscape rationale” document prepared by RMDA. Street trees have been provided along the local green corridor connecting the canal to the urban plaza. Wildflower meadow planting, native trees and hedge species have been incorporated to enhance the local green corridor. The RMDA document states that street trees found within the public realm will have tree pits thus enhancing SuDS features into the permitted development. Street trees will be 18-20cm on the local streets and 16-18cm on intimate local roads, i.e. home zones. A 5m exclusion zone has been provided to mitigate any



potential clashes with the tree planting plan and the public lighting plan. We refer the planning authority to the enclosed Drawing No. 06 LPP (i), Drawing No. 06 LPP (ii) and Drawing No. 06 LPP (iii) which demonstrates planting specifications and locations within the permitted development, in compliance with condition no. 25 (ii).

3.0. Conclusions & Enclosures

- 3.1. We fully consider the submitted street trees details showing compliance for the permitted development to be appropriate and in compliance with the grant of permission received. For clarity we confirm that, once agreed, all units will be provided in accordance with the agreed scheme, as per condition of the grant of permission.
- 3.2. We respectfully request that the Planning Authority assess the submitted street tree details for the permitted development in a judicious manner so development can progress as soon as possible, and much needed housing be provided on the subject site.
- 3.3. This compliance submission has been sent electronically via email to the Planning Authority as requested by the compliance section of South Dublin County Council. Should circumstances have changed and printed hard copies of this compliance submission now be required please do not hesitate to contact us at alison@armstrongfenton.com or by telephone number on (01) 47 93 140. Appendix A below provides for a full list of enclosures forming part of the subject compliance submission – please refer to same for details.
- 3.4. We trust all the above and submitted are in order and we look forward to hearing back from the Planning Authority confirming that the submitted street tree details are acceptable and in compliance with **Condition No. 25** of the grant of permission received.

Yours Sincerely,

Alison Nash
Planner
Armstrong Fenton Associates



Appendix A

Full List of Enclosures

Prepared by Armstrong Fenton Associates:

Drawing no.	Title	Scale
N/A	Compliance Condition No. 25 Cover Letter	A4 Letter

Prepared by Ronan Mac Diarmada Associates:

Drawing no.	Title	Scale
01 LP	Landscape Plan	1:500 @ A0
N/A	Landscape Rationale	A3 Document
06 LPP (i)	Landscape Planting Plan (i)	Varies
06 LPP (ii)	Landscape Planting Plan (ii)	Varies
06 LPP (iii)	Landscape Planting Plan (iii)	Varies

