

**Pames Developemnt Ltd.,
26 Mountjoy Square East
Dublin 1**

Date : 25-Jan-2024

Reg. Ref. : SD22A/0066/C2(b)
Proposal : The demolition of the existing 3-bedroom, single storey detached house and sheds and the construction of three houses; two 3 bedroom 3 storey; semi-detached houses extending to 131.50sq.m each and one 3-bedroom; 3 storey detached house extending to 131.5sq.m; and all associated site works. Each house will have 2 off-street parking spaces to the front of the house (the total number of car spaces will be 6).

Condition 2(b):

Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-

(b) A plan indicating a GSF score of minimum 0.5, unless otherwise agreed in writing.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

Location : 'Hillview', Dispensary Lane, Lucan, Co. Dublin, K78K2N1
Applicant : John Pope
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 27-Nov-2023 to comply with Condition No 2(b) of Grant of Permission No. SD22A/0066, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** complaint.

Comments:

“Compliance submission:

Submission received from Pames Development Limited on 27 November 2023. The submission includes a Completed Green Space Factor Tool Sheet JFD-JBAI-XX-XX-RE-L-0001-S3-P02-GSF and Proposed Landscape Masterplan and Planting Schedule (Drawing Number JFD-JBAI-XX-XX-DR-LA-0001 Rev02).

The Green Space Factor Calculation confirms that the scheme achieves a total GI score of 0.23, which is below the minimum required GI score and a “Fail” rating from a GSF perspective.

Recommendation:

SDCC Parks Department has responded with the following comments: *“the applicant has failed the green space factor with a score of 0.23 and has made little progress in implanting any of the suggested green infrastructure measures that we provided for them originally via email on 24/07/2023 and again at the meeting on 01/19/2023”*.

Planners Comments:

The applicant has not demonstrated to the satisfaction of the Planning Authority that the information submitted on 27 November satisfies the requirements of condition 2(b).

Compliance submitted as part of condition 2(b) is therefore deemed unsatisfactory.

Conclusion

The submission **fails to comply** with the requirements of Condition 2(b). “

Yours faithfully,

M.C.

for Senior Planner