



8th January 2024

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

Re:

**Compliance with Planning Condition No. 26 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. 26 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. 26** of the grant of permission received i.e., the submitted landscaping plans for the permitted development. The details of our compliance submission in relation to **Condition No. 26** 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. 26)

2.1. Condition No. 26 of the grant of permission received relates to submitted landscaping plans for the permitted development. Condition No. 26 reads as follows:

“Prior to the commencement of development, a revised detailed landscape plan, to be agreed with the Planning Authority, with full works specification, that accords with the specifications and requirements of Council.

Unless otherwise agreed, the revised Landscape Proposals shall incorporate:

- i. Revised design for plaza incorporating Green Infrastructure and natural SUDS.*
- ii. Revised design of Public Open Space with detention ponds to incorporate shelves and planting.*
- iii. Revised open space and play design on open space in east of site, north of link road.*
- iv. Revised play design at central open space.*
- v. Open space areas along all roads to incorporate natural Suds for attenuation, water treatment, amenity and biodiversity purposes as outlined in SDZ. Details of all natural SuDS features including swales, rain gardens, bioretention tree pits, channel rills, filter strips, ponds, detention basins with lower areas allowed to fill first (low flow channels), wetlands etc. to be agreed with Public Realm*
- vi. All hard and soft landscape details; including levels, sections and elevations.*
- vii. A fully detailed Planting Plan clearly setting out the Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate. Parkland/Open Space tree planting to include a range of semi-mature specimens that are a minimum of 20-25cmg and specimen ornamental trees to include trees that are 30-35 cmg.*
- viii. Ornamental wildflower mixes should not be used. Agree wildflower planting with Public Realm.*
- ix. Tree and hedgerow protection measures: show extent and position of tree and hedgerow protection fences.*
- x. Planting plan required for ponds including planted shelves to ensure safety of residents and amenity and biodiversity value. Paths directing users into attenuation ponds to be fully accessible – cross sections and levels required.*
- xi. Grassed areas and slopes need to provide for safe grass cutting (generally 1 in 8 slope, max 1 in 6) with ride on lawn mowers or tractor with a 16 foot mower pulled behind.*
- xii. Native species shall be used for formal hedging proposed within Clonburris SDZ e.g., residential. Suitable species include hazel *Corylus avellana*, wild privet *Ligustrum vulgare*, guelder rose *Viburnum opulus* and yew *Taxus baccata*.*
- xiii. Paths to be concrete or tarmac throughout the development.*
- xiv. Details of all play items and natural play features to be provided and agreed with SDCC Public Realm Section. All play areas must be universally accessible.”*

Compliance Submission for Condition No. 26

In compliance with Condition No. 26 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. In compliance with **Condition No. 26** of the grant of permission received, we refer the planning authority to the enclosed landscape rationale document prepared by Ronan MacDiarmada + Associates Ltd (RMDA) which provides a detailed response in compliance with condition no. 26. This enclosed document should be read in conjunction with the provided Drawing Numbers:

- 01 LP - Landscape Plan
- 02 B.P – Boundary Plan
- 03 (i) SCT Landscape Sections (i)
- 03 (i) SCT -Landscape Sections (ii)
- 03 (i) SCT - Landscape Sections (iii)
- 05 P.L.S.D.K.P (ii) -Proposed Landscape, Swales & Dropped Kerb Location Plan



- 05 T pit D (iii) -Tree Pit Detail
- 06 LPP (i)- Landscape Planting Plan (i)
- 06 LPP (ii)-Landscape Planting Plan (ii)
- 06 LPP (iii)- Landscape Planting Plan (iii)
- 06 LPP (iv)- Landscape Planting Plan (iv)
- 06 LPP (v)- Landscape Planting Plan (v)
- 06 LPP (vi)- Landscape Planting Plan (vi)

We submit the following by RMDA in the interest of amenity, compliance with Clonburris SDZ Planning Scheme, Parks and Landscape Strategy, Biodiversity Management Plan, SDCC Development Plan Policy; the provision, establishment, and maintenance of a reasonable standard of landscape; and proper planning and sustainable development of the area.

3.0. Conclusions & Enclosures

- 3.1. We fully consider the submitted landscaping plans 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 landscaping plan 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 landscaping plans details are acceptable and in compliance with **Condition No. 26** 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. 26 Cover Letter	A4 Letter

Prepared by Ronan Mac Diarmada Associates:

Drawing no.	Title	Scale
1577	Condition No. 26 – Landscape Rationale	A4 Document
01 LP	Landscape Plan	1:500 @ A0
02 B.P.	Boundary Plan	1:1000 @ A1
03 (i) SCT	Landscape Sections (i)	1:100 @ A1
03 (i) SCT	Landscape Sections (ii)	1:100 @ A1
03 (i) SCT	Landscape Sections (iii)	1:100 @ A1
05 P.L.S.D.K.P (ii)	Proposed Landscape, Swales & Dropped Kerb Location Plan	1:500
05 T pit D (iii)	Tree Pit Detail	1:500
06 LPP (i)	Landscape Planting Plan (i)	Varies
06 LPP (ii)	Landscape Planting Plan (ii)	Varies
06 LPP (iii)	Landscape Planting Plan (iii)	Varies
06 LPP (iv)	Landscape Planting Plan (iv)	Varies
06 LPP (v)	Landscape Planting Plan (v)	Varies
06 LPP (vi)	Landscape Planting Plan (vi)	Varies

