



**Ronan MacDiarmada + Associates Ltd.**  
**Landscape Architects and Consultants**

Rathcoole, Co. Dublin

**Re:** Compliance Submission with respect to conditions 6 & 7 of the Grant of Permission for the Development at Ballycullen Green, Oldcourt Road, Oldcourt,

Firhouse, Dublin 24.

For Capami Ltd.

**Our Ref 2014 – 1052F**

**Reg Ref: SD22A/0356**

15.02.24

Dear Sir/Madam,

With regard to the proposed development at Development at Ballycullen Green, Oldcourt Road, Oldcourt, Firhouse, Dublin 24. please find enclosed Landscape Drawing and report

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|--------------------------------------|------------------------------------|------------------|
| • <b><i>Drawing No. 01 Rev M</i></b> | <b><i>Landscape Masterplan</i></b> | <b><i>A1</i></b> |
| • <b><i>Rationale Rev I</i></b>      | <b><i>Playground Rationale</i></b> | <b><i>A3</i></b> |
| • <b><i>Rationale Rev E</i></b>      | <b><i>Open Space</i></b>           | <b><i>A3</i></b> |
| • <b><i>Dwg No. 05 –</i></b>         | <b><i>Open Space Sections</i></b>  | <b><i>A1</i></b> |

We have engaged with Mr Oisín Egan of the public realm section of South Dublin County Council in relation to this submission and have agreed the play items with regards to the play area.

The layout had been granted permission previously, SD17A/0468. This submission deals with the change of house type but we have included the play space and open space as we have agreed same with public realm.

The drawings attached form part of a compliance submission to South Dublin

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County Council with respect to Landscape items, we wish to submit thus:

**Condition 6**

6. Street Trees

Where possible, additional street trees shall be provided fully in Public Realm areas and not within private or management company driveways and include SUDS features. All streets should be tree lined and include SUDs tree pits. DMURs requires street trees every 14-20 m along streets, and this has not been achieved. Prior to the commencement of development, a specific street tree planting plan shall be submitted for agreement with the Public Realm.

***Response:***

*The proposed layout is a change of house type only and does not change the granted roads. The Chief Executives order noted that the layout shall remain as ' the scheme has been previously approved.' Therefore the street layout shall remain the same.*

7. Landscape Plan

The layout of the area of public open space included within the application red line boundary has been altered. The applicant is required to ensure that all details relating to this area of public open space are consistent with the parent scheme, and any alterations shall be designed around maximum useability, including the provision of pedestrian facilities that maximise desire lines, enhancing permeability and accessibility to and from the site. Prior to the commencement of development the applicant shall submit a revised landscape plan, providing greater detail in relation to landscaping details for this area.

**Response:**

Please find areas of Open Space, it has remained consistent with the parent permission. The play space items have been agreed with Mr Oisin Egan and the



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open space has been developed to take advantage of desire lines. The path in the open space to the west has taken advantage of the levels and existing gate at the main Oldcourt Road. The open space has been enhanced from the previous layout of SD17A/0468 with wildflower mix and seating areas.

We trust all is in order and look forward to a favourable decision.

Is mise,

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Ronan MacDiarmada.