

**Ronan MacDiarmada,
Ronan MacDiarmada & Associates Ltd.
Tootenhill Cottages
Rathcoole
Co. Dublin
D24 XA02**

Date: 29-Feb-2024

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Register Reference: SD22A/0356/C7

Development: Development on a site located south of Oldcourt Road, which forms part of all overall permitted residential development granted under Ref. SD17A/0468 & has the approved name of Ballycullen Gate; The proposed development consists of changes of dwelling type and increase in unit number from 17 permitted houses to 24 proposed houses; The proposed dwellings are comprised of the following: 5 three bed detached bungalows; 1 two bed detached bungalow; 2 two bed semi-detached bungalows; 1 two storey, 4 bed, detached house; 1 two storey, 3 bed, detached house; 2 two storey, 2 bed, semi-detached houses & 12 two storey, 3 bed, semi-detached houses; The proposed development also includes for all associated site development works, car parking, open spaces, and landscaping, on a site area of c. 0.88 ha. The proposed development will have the effect of modifying extant permission Ref. SD17A/0468 which has an overall site area of 3.8 hectares.

Condition 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.

REASON: To ensure a cohesive landscape strategy that provides useability for future residents

Location: Oldcourt Road, Firhouse, Dublin 24.

Applicant: Capami Ltd Moritz House, Old Court Centre, Firhouse, Dublin 24.

Application Type: Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition 7 of the planning permission, received on 15-Feb-2024.

This submission will be considered in accordance with Section 34(5) of the Planning and Development Act 2000 (as amended).

Yours faithfully,


_____ **for Senior Planner**