

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

Date : 15-Mar-2024

Reg. Ref. : SD22A/0356/C7
Proposal : **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

Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 15-Feb-2024 to comply with Condition No 7 of Grant of Permission No. SD22A/0356, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **partially** compliant.

Comments:

“Compliance submission:

Submission from Ronan MacDiarmada (15/02/2024) with the following:

- Drawing No. 1 Rev M, Landscape Masterplan
- Rationale Rev 1, Playground Rationale
- Rationale Rev E, Open Space
- Drawing No. 05, Open Space Sections

Assessment

SDCC Parks and Public Realm Department have reviewed the submission and have deemed it partially compliant. SDCC Parks and Public Realm Department have the following comments:

1. Playspace

- i) *Replace proposed Tiger Mulch in playspace with Engineered Woodchip.*
- ii) *Playspace is also required to be fenced in using 868 double mesh panel fencing with self-closing pedestrian gate and one 3m wide services gate, minimum 1.2m in height. This is to enclose the play area along with the trees and wildflower meadow.*
- iii) *Demonstrate that the paths through the playspace are accessible.*

2. Trees

Native tree mixes only are to be used for open landscape areas.

3. Drainage

A substantial amount of drainage is to be proposed around the playspace to ensure the area is protected from the overflow.

Conclusion

The submission is considered to be in partial compliance with Condition 7. In order to fully discharge the compliance the applicant is requested to please address the issues as stated above.”

Yours faithfully,

M.C

for Senior Planner