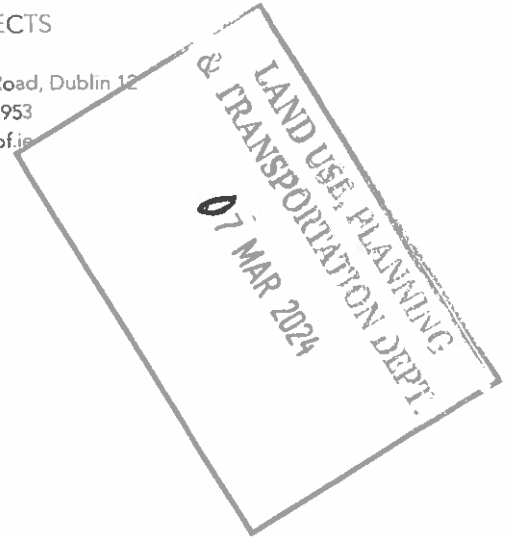




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Our ref. D1194

Senior Administrative Officer,
Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24

6th March 2024

COMPLIANCE SUBMISSION
Condition 14 Reg. Ref. SD21A/0246

Re: Proposed development comprising 8 no. 2 storey dwellings on infill site on lands at Palmyra, Whitechurch Road, with vehicular and pedestrian access from Grangebrook Avenue, Rathfarnham, Dublin 16.

Applicant: Beckett Developments Ltd.

Reg. Ref. SD21A/0246

Dear Sir/Madam,

I refer to the above proposed development which was approved by South Dublin Co. Co. In this regard and on behalf of our client Beckett Developments Ltd. we submit this compliance submission in respect of Condition 14, as follows:

Condition 14 Reg, ref. SD21A/0246 (Landscape Management and Maintenance)

“Prior to the commencement of development a Landscape and SUDS Management Plan which includes long term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) shall be submitted for written agreement of the Planning Authority. The development shall be carried out in accordance with the approved Landscape and SUDS Management Plan”

It should be noted that a compliance submission in respect of Condition 14 was previously submitted to South Dulin Co. Co. (dated 27th April 2023) however the Planning Authority subsequently reverted back deeming the submission non-compliant because “.. *The Public Realm section considers the submitted information not to be acceptable. Coinciding with this the planning department consider the submitted information is not acceptable as the applicant has proposed SUDS Tree Pits as part of the landscape and SUDS layout, therefore a Management and Maintenance Plan in relation to the SUDS Tree Pits that are proposed is required...* ”

I can confirm that an alternative surface water SuDS design proposal (eliminating any tree pits in public/ private areas) was presented by Hydrocare Environmental Consultants Ltd. to South Dublin Co. Co. and same has been approved by South Dublin Co. Co. (SDCC compliance approval letter dated 23rd February 2024.

This alternative design omits the previously proposed tree pits in the soft landscaping and we can also confirm that there are no tree pits proposed in the public realm or any part of the development i.e. private or public areas.

Enclosed herewith is an updated landscaping plan (drawing ref. P487_01) and associated cover letter from Ms. Gwen Tierney Landscape Architect, Landmark Designs Ltd. Landscape Designs Consultancy confirming that there are no tree pits proposed in any part of the development (i.e. public or private areas). As there are no tree pits proposed, there is no management and maintenance plan required for same.

The following documentation and drawings and are enclosed with this submission (4 copies)

- Cover letter prepared by Ms. Gwen Tierney Landscape Architect, Landmark Design & Consultancy Ltd.
- Proposed landscape design Landmark Design & Consultancy Ltd. - A1 drawing at 1:200 scale drawing ref. P487-01

We trust the enclosed submission is satisfactory and in this regard, we would be most obliged if you could issue written confirmation that the enclosed submission satisfies the requirements of South Dublin Co. Co. in respect of Condition 14 of planning permission reg. ref. SD21A/0246 at the earliest opportunity.

Yours Faithfully,


Terry & O'Flanagan Ltd.

For & on behalf of Beckett Developments Ltd.

Encl. Landmark Designs letter
Landmark Designs landscape layout plan drawing ref. P487_01