

4<sup>th</sup> March 2024

Re: Condition 14  
Planning File Register Reference: SD21A/0246

To Whom it may concern,

With regard to Item 14 we hereby submit this letter and the enclosed documents for approval.

**14. 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.**

**REASON: To provide for the satisfactory future maintenance of this development in the interest of visual amenity.**

I refer to your letter dated 21st June 2023 deeming the submission non-compliant in respect of Condition 14.

I can confirm that an alternative surface water SuDS design proposal has been presented by Hydrocare Environmental Consultants Ltd. to South Dublin Co. Co. and same has been approved (SDCC compliance approval letter dated 23rd February 2024) . This alternative design omits the previously proposed tree pits in the soft landscaping.

I 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. Please refer to enclosed updated proposed landscaping plan, Drawing Number P487\_01.

As there are no tree pits proposed, there is no management and maintenance plan required for same.

In this regard I would be most obliged if you could confirm that the proposed updated details/ landscaping proposals are in compliance with Condition 14.

Yours faithfully,



Gwen Tierney.  
Landscape Architect.