

Planning Compliance
Land Use, Planning & Transportation Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

By email

26th April 2024

Dear Sir/Madam,

**RE: CONDITION 13(v) – DEVELOPMENT OF 157 DWELLINGS AT CLONBURRIS SOUTH WEST DEVELOPMENT AREA WITHIN THE CLONBURRIS SDZ AT TOWNLANDS OF CAPPAGH, CLONBURRIS, DUBLIN 22.
REG REF: SDZ22A/0017**

I write on behalf of Cairn Homes Properties Ltd. in respect of Reg Ref: SDZ22A/0017. It is our intention to commence the development permitted under Reg Ref: SDZ22A/0017 and to discharge the following conditions as required prior to commencement.

Condition 13(v):

Landscape Plan/Planting Plan

A maximum of two weeks from the date of any Commencement Notice within the meaning of Part II of the Building Control Regulations 1997 and prior to the commencement of any works on site the applicant, owner or developer shall have lodged a revised detailed landscape plan with the Planning Authority:

This shall integrate retained and enhanced hedgerows and trees, tree planting and SuDS drainage to provide strong green infrastructure links throughout the development in accordance with Clonburris SDZ Planning Scheme, Parks and Landscape Strategy, Biodiversity Management Plan and SDCC County Development Plan (2022-2028).

The revised Landscape Proposals shall incorporate:

- i. Details of all natural SuDS features including swales, rain gardens, bioretention areas, tree pits, kerbing, filter strips to be provided as requested.*
- ii. Revised tree and hedgerow protection measures: show extent and position of tree and hedgerow protection fences including retention of Hedge 8.*
- iii. Planting on green corridors should use the Miyawaki technique (3-5/m²) in order to establish quickly and reduce maintenance costs. This will require an establishment period and maintenance of 5 years for newly planted woodland areas prior to taking in charge.*
- iv. All playspace surfacing in Public Open Space areas to be engineered woodchip surfacing.*
- v. Details of all play items and natural play features to be provided and agreed with SDCC Public Realm Section. Play areas must be universally accessible.***

Landscape Proposals shall reflect any alterations required by other conditions to deliver the required green infrastructure.

Response:

It is noted that the compliance submission for Condition 13 (i - iv) was deemed compliant by SDCC in the letter dated 12th March 2023, copy enclosed. In response to Condition 13 (v) and the previous letter of non-compliance Cunnane Stratton Reynolds, Land Planning & Design have prepared revised plans for play items and natural play features within the site. These have been discussed at an informal onsite meeting (16/04/2024) between Cunnane Stratton Reynolds, Land Planning & Design, and SDCC Parks & Public Realm.

Please see attached Play Equipment Plan drawing no. CLB-03-06-T3-XX-DR-CSR-LA-0940 prepared by Cunnane Stratton Reynolds, Land Planning & Design in response to Condition 13(v).

Yours Sincerely,



Nicky Casey
Planning Project Manager