

J. Taylor Architect Ltd.
39, North Avenue
Mount Merrion
Co. Dublin

Date : 19-Jun-2024

Reg. Ref. : SD21A/0329/C5
Proposal : Development comprising 189sq.m of warehouse space and 89sq.m of ancillary office space.

Condition 5:

Landscape Plan

Prior to the commencement of Development, a fully detailed landscape plan shall be submitted and agreed with the Public Realm Section, with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section. The landscape Plan shall include hard and soft landscaping including levels, sections and elevations in addition the applicant is requested to submit a fully detailed Planting Plan for boundary planting/hedgerows for the development. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development, whichever is the sooner. Details shall include:

- (i). a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;**
 - (ii). location, type and materials to be used for hard landscaping including specifications, where applicable for:**
 - a) permeable paving**
 - b) tree pit design**
 - c) underground modular systems**
 - d) Sustainable urban drainage integration**
 - (iii). a schedule detailing sizes and numbers/densities of all proposed trees/plants;**
 - (iv). specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and**
 - (v). types and dimensions of all boundary treatments**
- All soft landscaping shall have a written five-year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or**

diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced.

REASON: To ensure that the development achieves a high standard of design, layout and amenity and makes provision for hard and soft landscaping which contributes to the creation of a high quality, accessible, safe and attractive public realm in accordance with relevant policies in the CPD 2016-2022.

Location : Site at Bluebell Avenue, Bluebell Industrial Estate, Dublin 12
Applicant : P & S Machinery
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 24-Apr-2024 to comply with Condition No 5 of Grant of Permission SD21A/0329, in connection with the above.

In this regard I wish to inform you that the submission received was deemed **Not Compliant**.

Comments:

“Documents provided by Applicant:

The Applicant has provided the following information to demonstrate compliance with Condition No. 5.

- Cover Letter, Prepared by John Taylor, John Taylor Architect Ltd.
- Annual Landscape Maintenance Schedule, Prepared by AYG Landscape Consultants.
- Landscape Scheme Cover Letter, Prepared by AYG Landscapes Consultants.
- Drawing No: 240212 – Landscape Plan, Prepared by AYG Landscape Consultants.

Assessment:

The applicant has submitted documents as required under condition No.5 on the subject site. As the submission relation to Landscape Plans, the compliance documents were referred to the Public Realm Department of the council who had the following comments in correspondence received:

‘The submitted plans lack the requested information and lack sufficient level of detail. There is a lack of natural SUDs and insufficient planting.

The submission is not in compliance.’

- a) permeable paving- *no specification provided*
- b) tree pit design- *no Suds integrated*
- c) underground modular systems- *none proposed*

Assessment:

The Public Realm department considers the submitted information not to be acceptable or compliant with the condition as set out through the grant of permission.

The applicant shall submit revised plans and particulars as requested by the Public Realm Department which address the comments noted above.

The applicant is advised to liaise with the Public Realm department prior to submission of the revised documents.

Recommendation:

It is therefore considered as per the Public Realm correspondence, that this submission is **not compliant** with the condition.

Conclusion:

Having regard to the information submitted and the requirements laid out in Condition No.5, it is considered that Condition No. 5 is not compliant and not agreed”.

Yours faithfully,

MB

for Senior Planner