

Senior Administrative Officer,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24,
D24 YNN5

Our Ref. 21080

18 July 2024

RE: PLANNING PERMISSION REG. REF. SDZ22A/0007
CONSTRUCTION OF PHASE ONE OF THE ADAMSTOWN BOULEVARD DEVELOPMENT AREA; A
RESIDENTIAL DEVELOPMENT CONSISTING OF 423 RESIDENTIAL UNITS.
COMPLIANCE SUBMISSION - CONDITION NO. 35 (III) –TREE PROTECTION.

Dear Sir/Madam,

We are instructed by our client, (the Developer), Quintain Ireland, Fitzwilliam Court, Leeson Close, Dublin 2, D02 YW24 to lodge this compliance submission in relation to the development outlined above.

This compliance submission refers to Condition 35(iii) of Planning Reg. Ref. SDZ22A/0007 and the associated letter from South Dublin County Council dated 08 May 2024 confirming that the submission made on 12 March 2024 is deemed not in compliance.

We would be grateful for written confirmation of the Planning Authority's acceptance of the content of this submission as soon as possible.

Should you have any queries in relation to this compliance submission, please do not hesitate to contact this office. We would be happy to discuss same or meet with you to clarify any issues arising.

Yours sincerely,



Niamh Robinson

STEPHEN LITTLE & ASSOCIATES

COMPLIANCE - PLANNING REG REF. SDZ22A/0007- CONDITION 35 (III)

For the convenience of the Planning Authority, this compliance submission sets out below the text of Condition 35(iii) and the associated letter from South Dublin County Council dated 08 May 2024 followed by the Applicant's compliance response.

CONDITION 35(iii): Retention of Arborist/Tree Protection

- (iii) Prior to the submission of the 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 arborist shall submit a revised Tree Protection Plan and submit photographs and confirmation that fencing for retained trees meets BS5837:2012. Trees in Relation to Design, Demolition and Construction – Recommendations for the written agreement of the Public Realm Section. No construction equipment, machinery or material shall be brought onto the site for the purpose of the development until all the trees which are to be retained have been protected by this fencing. No work shall be carried out within the area enclosed by this fencing, and in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree/hedge to be retained.**

South Dublin County Council Assessment

The applicant has submitted a Method Statement/Tree Protection Plan in response to condition No.35(iii).

SDCC's Parks & Public Realm Department has reviewed the response and confirmed that it does not satisfy the condition on the basis of a) the standard of fencing provided, b) the fact that works have already been completed in areas enclosed by protective fencing and c) the information shown on the Tree Protection Plan.

The applicant has therefore failed to demonstrate to the satisfaction of the Local Authority that the requirements of condition 35(iii) have been adequately met.

The applicant is encouraged to contact the SDCC's Public Realm Department to agree a strategy as to how these items can be addressed.

Applicant's Response:

We refer the Planning Authority to the enclosed Response to Non-Compliance of Condition 35 (iii) of Grant of Permission No. SDZ22A/0007, prepared by Noel Lane Tree Care Services.

CONCLUSION

We would be grateful for written acknowledgement by the Planning Authority of compliance material submitted at its earliest possible convenience.

STEPHEN LITTLE & ASSOCIATES

11 March 2024

ENCLOSURES

The following documentation is enclosed with this submission, in compliance with Condition 35(iii):

1. Response to Non-Compliance of Condition 35 (iii) of Grant of Permission No. SDZ22A/0007, prepared by Noel Lane Tree Care Services.

Document Control: -

Author	Approved by	Purpose	Date
CMcG	<i>Niamh Robinson</i>	Draft	18.07.2024
	<i>Niamh Robinson</i>	Final for Submission	18.07.2024