

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

By Email  
5<sup>th</sup> September 2024

Dear Sir/Madam,

**Re: CONDITION 9 & CONDITION 10– DEVELOPMENT OF 58 AGE FRIENDLY RESIDENTIAL UNITS AT LANDS LOCATED TO THE EAST OF TAY LANE, NEWCASTLE ROAD, RATHCOOLE, DUBLIN 24- REF SD22A/0342**

I write on behalf of Riverside Projects Ltd in respect of Ref SD22A/0342.

We wish to confirm that Riverside Projects Ltd propose to commence the development permitted under REF SD22A/0342 and to discharge the above conditions as required prior to commencement.

**Condition 9**

Green Infrastructure and Green Space Factor (GSF)

Prior to the commencement of development, the applicant shall demonstrate how they intend to reduce fragmentation of existing green infrastructure in accordance with the quoted policies and sections of the South Dublin County Development Plan 2022 – 2028. The applicant shall provide a green infrastructure plan showing connections through the site and connections to wider GI network.

**Condition 10**

Tree Protection

All recommendations contained within the submitted Tree Report prepared by Gannon & Associates shall be implemented. A site meeting between all relevant parties (Arborist, Landscape Architect, Foreman, Parks Dept., possibly Project manager) shall be organised before the start of development on site to agree all matters. All remaining trees on the site shall be retained and shall be protected from damage for the duration of the works on site, to the satisfaction of the Planning Authority in accordance with BS 5837: 2012 and as per the submitted Tree Protection Plan (21149\_TP\_01). The cell-web no-dig paths shall be constructed in accordance with the standards in order to prevent damage to trees to be retained. All existing trees/hedges to be retained shall be enclosed by stout protective fencing, as per the Arborists report, located at a suitable distance as detailed in BS: 5837 – 2012 - 'Trees in Relation to Construction'.

This protective fencing shall be erected before any materials are brought onto site and prior to the commencement of any works associated the proposed development. The protective fencing shall be maintained intact and in good order for the duration of the construction works.

Any damage caused to the protective fence shall be repaired immediately. No materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the protective fence(s), nor shall any changes in ground level be made within the fence(s) unless previously agreed in writing by the Planning authority. In the event that trees become damaged or otherwise defective during construction period, South Dublin County Council shall be notified as soon as reasonably practicable and remedial action agreed and implemented at the developers own expense. Any necessary tree felling and surgery works shall be agreed on-site with South Dublin County Council prior to the commencement of the development. The proposed location of the site compound, and the exact routes of all water mains, foul and surface water sewers shall be marked out on site, and agreed with South Dublin County Council prior to the commencement of any works on site, so as to minimise damage to trees which could result from excavation works, storage of materials and construction of temporary access roadway

## Response

Please refer to the enclosed Gannon & Associates documentation as follows:

21149\_GRC - Rathcoole Housing- Green factor calculator

22149\_TS\_01 - Tree survey - Site Visit.

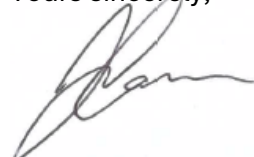
21149-LP- Tree Protection + Drainage Services

21149-LP-Rathcoole Housing- Birds, Bats and Bugs

21149\_LP-GIP - Green Infrastructure Plan

We trust the information provided is satisfactory to discharge conditions 9 & 10 of planning reference SD22A/0342.

Yours sincerely,



David Campbell  
Project Manager

**Riverside Projects Ltd**