

David Campbell,
Riverside Projects
8, Herbert Place
Dublin 2

Date: 19-Sep-2024

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Register Reference: SD22A/0342/C10

Development: Construction of a four-storey apartment block (4224 sq.m) consisting of 58 age friendly residential units comprising 20 one bedroom units and 38 two bedroom units with associated private balconies, associated lift and stair cores, entrance lobby, and circulation space; Provision of a community facility (99.3 sq.m) and ancillary accommodation including refuse store (26.9 sq.m), cycle store (36 sq.m), plant room (46.2 sq.m), sub-station (14 sq.m), switch room (16 sq.m), landscaped public open space (907.4 sq.m) and communal open space (1225.6 sq.m), and 30 car parking spaces and 80no. cycle parking spaces to serve the development; Vehicular access to the development will be provided via an upgraded entrance from Tay Lane with a minor pedestrian access provided from Eaton Drive to facilitate direct linkages to the town centre; Planning permission is also sought for all ancillary site and development works above and below ground to facilitate the development including the provision of internal access roads and pedestrian / cycle pathways and linkages, boundary treatment, public lighting, hard and soft landscaping, services, rooftop PV panels and associated signage.

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.

REASON: In the interest of visual amenity and of protection of existing trees and to ensure the continuity of amenity afforded by existing trees.

Location: Lands located to the east of Tay Lane, Newcastle Road, Rathcoole, Dublin 24

Applicant: Riverside Projects Limited 8, Herbert Place, Dublin 2

Application Type: Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition 10 of the above planning permission, received on 09-Sep-2024.

This submission will be considered in accordance with Section 34(5) of the Planning and Development Act 2000 (as amended).

Yours faithfully,

Michelle Buckley
for **Senior Planner**