

**Sanja Bekavac,
Kavanagh & Burke Consulting
Block F Unit F3, Calmount Business Park
Ballymount
Dublin 12**

Date: 26-Sep-2024

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

Register Reference: SD22A/0065/C2c

Development: Provision of a warehouse unit with ancillary office and staff facilities and associated development. The building will have a maximum height of 15.5m with a gross floor area of 13, 604sq.m including a warehouse area (12, 568sq.m), staff facilities (489sq.m) and ancillary office area (538sq.m). The development will also include a vehicular and pedestrian entrance to the site from Magna Avenue, a separate HGV entrance from Magna Drive; 69 ancillary car parking spaces; covered bicycle parking; HGV parking and yards; level access good doors; dock levellers; access gates; signage; hard and soft landscaping; lighting boundary treatments; ESB substation; sprinkler tank and pump house; an all associated site development works above and below ground.

Condition 2c:

Landscape Management and Maintenance

A Landscape Management and Maintenance Plan shall be submitted to the planning authority prior to occupation of the development. This Landscape Management and Maintenance Plan shall cover a period of at least three years and shall include details of the arrangements for its implementation. All planting shall be adequately protected from damage until established and maintained thereafter. Any plants which die, are removed or become seriously damaged or diseased in the first 5 years of planting, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

REASON: To provide for the satisfactory future maintenance of this development in the interest of visual amenity

Location: Magna Avenue and Magna Drive, Citywest, Dublin 24

Applicant: Rockface Development Limited Unit 5, The Plaza, Greenogue Business Park, Rathcoole, Co. Dublin

Application Type: Permission

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition 2c of the above planning permission, received on 10-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**