

REPORT	Landscape Design Cover Letter
PROJECT NR.	19-013
PROJECT NAME	Rathborne 725 Residential Development Block 1, LRD Amendment Application
DATE	May 2024

Introduction

Doyle + O’Troithigh Landscape Architects Ltd, are the appointed project Landscape Architects for the Rathborne 725 Residential development, including the proposed amendments to Block 1 of the previously permitted strategic housing development ABP-307656-20, as amended by ABP-312262-21 and by DCC Reg Ref LRD6029/23-S3 and LRD6039/23-S3 at Ashtown – Pelletstown.

Landscape Revisions.

In our position as project Landscape Architects for the Rathborne 725 amendment planning application to Dublin City Council, we have updated the landscape plan in line with the revised Block 1 layout. The primary revisions to the landscape layout from the Grant of Planning layout are;

1. The relocation of 1no. Carparking space from the western boundary road at the south western site corner to north of Block 1. This is to accommodate access to the relocated ESB Substation,
2. The revisions to the courtyard between Block 1 and 2 to accommodate the relocated access points to Block 1.

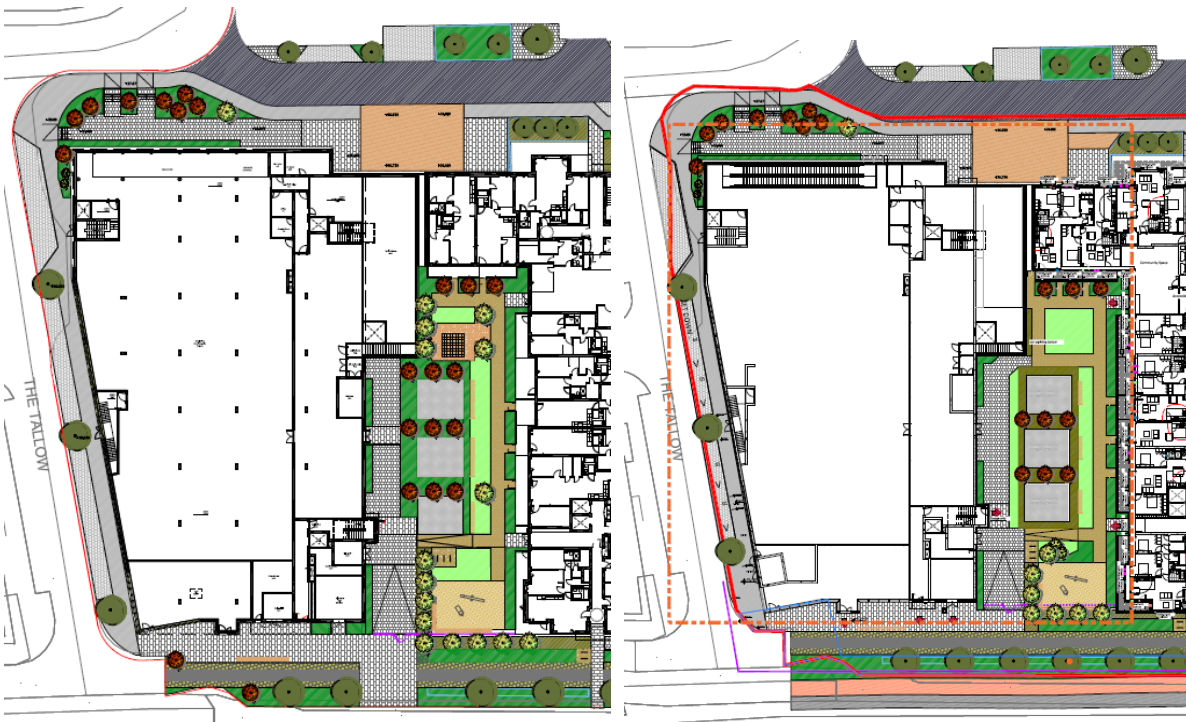


Image 1. Grant of Planning Landscape layout.

Image 2. Amendment application Landscape Plan

The amenity and area of the courtyard between Block 1 and 2 under the Grant of Planning ABP-307656-20, as amended by ABP-312262-21, by DCC Reg Ref LRD6029/23-S3 and LRD6039/23-S3at Ashtown – Pelletstown, has not been reduced under this amendment application and remains as per the permitted arrangement.

The current grant of planning landscape plan for the surround of Block 1 including the courtyard has been included as part of this amendment application drawing, allowing a clear comparison between what has been granted planning and what is being proposed under the amendment application. See Image 1 and 2 for details.

With the exception of the items listed 1 and 2 we can confirm that there have been no further revisions made to the permitted public realm and open space areas as part of the amendment application.

LVIA Review

In our capacity as project Landscape Architects we also prepared the Landscape and Visual Impact assessment chapter of the EIAR submitted under ABP-307656-20. We have reviewed the prepared LVIA chapter and confirm that the proposed amendments have no marked effect or influence on the impacts noted as part of the LVIA chapter of the EIAR.

