

**An Rannóg Talamhúsáide, Pleanála agus Iompair**  
**Land Use, Planning & Transportation Department**  
Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

**Rowan Engineering Consultants Ltd.**  
**Unit 14, Scurlockstown Business Park**  
**Trim**  
**Co. Meath**

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

|                                       |                                      |
|---------------------------------------|--------------------------------------|
| <b>Decision Order Number: 1503</b>    | <b>Date of Decision: 18-Nov-2021</b> |
| <b>Register Reference: SD21A/0159</b> | <b>Date: 21-Oct-2021</b>             |

**Applicant:** Coffey Construction Ltd.  
**Application Type:** Additional Information  
**Development:** Land recontouring/infilling works on c.16,000sq.m. of a folio size of c.2.4ha (allowing buffers); volume of material to be placed on site is c.35,000m<sup>3</sup> with an average fill level of c.3.5m above existing.  
**Location:** Slade, Saggart, Co. Dublin

Dear Sir /Madam,

With reference to your planning application, additional information received on 21-Oct-2021, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. The applicant is requested to provide a revised Site Location Map, showing the total area of works in red, and any adjoining or nearby areas under the control of the same land-owner, or the applicant, in blue. The applicant will likely be required to re-advertise the application.
2. South Dublin County Council has concerns regarding the steep side slopes of infill area proposed in close proximity to the Camac River. Figure 6 within the submitted Site Specific Flood Risk Assessment shows a wall of infill material approximately 9m in height in close proximity to the River which would be susceptible to collapse during/after a period of rainfall. It is noted that this conflicts with the Geotechnical Engineer report provided. The Planning Authority is intent on ensuring that no polluting or destructive slippage of materials in the River Camac can occur as a result of this development, and notes the potential for increased extreme weather events in the

very near future due to the effects of climate change.

The applicant is therefore requested to:

(a) provide an accurate and authoritative set of layouts and site sections showing the slope on the site to adhere to that described in the Geotechnical Engineering report. The drawings shall include slope gradients of the infill area and the interface with the River to the south.

(b) submit a drawing in plan view showing the distance from proposed infill area to the top of the river bank to the south along the length of the river bank.

(c) to demonstrate how catastrophic mud flow and land slide can be prevented following periods of exceptionally heavy rain.

3. The proposal to cut through the hedgerow does not appear in the planning notices and does not appear to have been relayed to the applicant's ecological consultant or landscape and visual consultant. The following is required:

Either

(A) Provide for a traffic plan that is acceptable to the SDCC Roads Department but which will not include the removal of any field boundary hedgerows or trees. Recommend consulting with the SDCC Roads Department in advance.

OR

(B) (i) Readvertise the application and include the proposed removal of hedgerows and trees in the revised notices.

(ii) Provide layout drawings showing the proposed area for removal.

(iii) Trees along this boundary to be surveyed, and protection measures proposed for any trees which are to be retained but which are in close proximity to those elements being removed.

(iv) A revised Ecological Impact Assessment, or a supplementary commentary to the EcIA, reflecting the revised proposal.

(v) As part of (iv), a Bat Survey should be carried out.

(vi) A revised Landscape and Visual Impact Assessment, or a supplementary commentary to the LVIA, reflecting the revised proposal.

**Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.**

**NOTE:** The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period the Council will declare the application withdrawn.

Yours faithfully,

19-Nov-2021

*Brian Connolly*  
for Senior Planner