

18th November 2021

Planning Department
South Dublin County Council
Co. Dublin

Order No: **1405**

Reg Ref: **SD21A/0247**

RE: ***Detached House, Main Street, Newcastle, Co. Dublin***

Dear Sir/Madam,

I write in reference to the above request for further information (dated 28/10/21). Following is a response to items 2(ii) and 2(iii), which are relevant to Landscape Architecture.

Condition 2.

ii) A proposed Landscape Masterplan which demonstrates that the garden is to be landscaped with a minimum one semi mature tree in the front garden, to compensate for the removal of the existing ash tree and that the rear garden is to be landscaped with planting as recommended in the bat report, i.e. to include native tree, shrub and plant species to encourage foraging areas for local bat populations. Prior to responding to this additional information request the Applicant/Agent shall liaise with the Council's Heritage Officer and submit a letter from the Heritage Officer agreeing mitigation measures.

Response:

- 2(ii) Due to the removal of the existing Ash Tree to the front (see tree survey for details), a replacement *Betula pendula* (Birch) has been specified. The size of this replacement tree is 20-25 cm girth.
- The rear garden has been landscaped with native shrub and tree planting to all boundaries. Total planting area of native shrub is 107 sqm. There are 4no. native trees specified.
- All shrubs are container grown and trees are 14-16cm girth sizes.

(iii) A proposed Planting Plan which demonstrates the planting of native species to reinforce the natural habitats of bats within Newcastle and its environs.

Response:

- See Drawing 1732_OC_PL_P_01_RevB for details of planting.
- Native shrub planting is proposed within the rear garden area, with ornamental shrubs to the front driveway area.

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I trust that you find the above satisfactory. Don't hesitate to contact me with further queries.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'JB' followed by a long horizontal stroke.

Jim Bloxam
MLArch, MILI, Senior Associate
For & on behalf of Murray & Associates

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LEGEND

Site Boundary

Soft Landscape:

Existing Trees to be retained
- Root protection Area

Existing Trees to be removed due to construction
(See Arborist's drawings/report for further information)

Proposed Tree Planting to include the following trees:

Front Driveway
BP - *Betula pendula*, 20-25cm girth

Rear Garden
PA - *Prunus avium* (14-16cm girth)
SA - *Sorbus aucuparia* (14-16cm girth)
AG - *Ainus glutinosa* (14-16cm girth)
MS - *Malus sylvestris* (14-16cm girth)

Proposed Native Planting (107 sqm)
to include the following b/r and c/g species @ 4no per sqm:
Crataegus monogyna, *Ilex aquifolium*, *Sambucus nigra*, *Rosa canina*, *Viburnum opulus*, *Lonicera periclymenum*, *Athyrium filix-femina*, *Polystichum setiferum*, *Polypodium vulgare*, *Ligustrum vulgare*, *Cornus sanguinea*, *Hedera hibernica*.

Proposed Front Driveway Shrub Planting
to include the following P9 - 2L c/g species at approx 500mm centres:
Lavandula 'Hidcote', *Sarcococca humilis*, *Carex oshimensis 'Evergold'*, *Hypericum 'Hidcote'*, *Mahonia aquilegifolium*, *Rosmarinus officinalis*, *Lonicera pileata*

Proposed Garden Lawn
Coburns Greenlawn Grass Seed Mix
200mm topsoil depth

Hard Landscape:

Paving - Driveway and private footpath
Permeable Concrete Block Paving
e.g. Tobermore Tegula 240x120x60mm

Rear Garden Terraces
Permeable Concrete Paving Flags
e.g. Tobermore Mayfair 400x400x40mm

Boundary:

Existing front wall to public footpath to be rebuilt:
- +1000mm height
- Blue Limestone Wall

Existing Boundary to be retained where possible

Rear Garden Side Boundary
2.0m high Concrete Panel Fence with Concrete Posts

Rear Boundary Wall
2.0m high Rendered Concrete Block wall with PC Coping

NOTE: The LAP sets out to retain, incorporate and reinstate where feasible, the existing burgage plot boundaries associated with Newcastle

This plan does not contain any existing burgage hedgerow. The existing fabric of the boundary will be sensitively replanted with additional underplanting of native mixed hedgerow species as specified. Within the site boundary it is also proposed to plant specimen native trees where possible

See Arborist's associated Tree Survey and Report.

- NOTES:**
- This drawing is intended to show landscape architectural proposals only. Please refer to Architect's and Engineer's drawings for relevant details of buildings, structures, roads, parking, etc.
 - The copyright of this drawing is vested with Murray & Associates. This drawing may not be copied or reproduced without written consent.
 - All materials referred to on this drawing - including plant species - are indicative and subject to change following detailed site investigation. Significant changes, if any are required, will be referred to the relevant authority for agreement.
 - This drawing is not suitable for use for construction purposes.
 - Discrepancies to be referred to Murray & Associates for clarification.

Rev	Date	Revision	Drawn	Checked
B	17-11-21	Trees & Autotrack	JB	JB
A	16-11-21	Boundary Spec	JB	JB
0	15-11-21	Original	JB	JB

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Project Title: Detached House, Main Street, Newcastle

Client: Cairn Homes PLC

Sheet Title: Landscape Plan

Sheet No.: 1723-OC_PL_P_01

Project Architect: MOLA

Scale: 1/250 @ A2	Revision: B
Date: 17-11-21	

