

Rosaleen Dwyer  
Heritage Officer  
South Dublin County Council  
County Hall  
Tallaght,  
Dublin 24  
D24 A3XC

22<sup>nd</sup> November 2021

Re RE: 210026 - Detached House, Main Street, Newcastle, Cairn Homes Properties Ltd, Planning Reference: SD21A/0247

Dear Rosaleen,

In response to the Request for Further Information for the above referenced site dated 28th October 2021 we set out below our response to Item No. 3.

### Further Information Item 3

*The applicant is requested to submit revised drawings demonstrating that the proposed development is compliance with Section 5.3.4 and Objective G17 of the Newcastle Local Area Plan which requires the retention, incorporation and reinstatement of the burgage plot field system and townland boundaries. 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 the revised design.*

#### 1 Current Site Context

A site inspection has confirmed that there are no extant hedgerows on the site and that current site boundaries are modern in nature. The eastern boundary comprises a mixture of breeze block wall (Plate 1), Heras fencing (Plate 2) and post and wire fence, which is overgrown with brambles (Plate 4). The western boundary comprises a mixture of timber fencing (Plate 1) and concrete post and panels (Plate 3).

#### 2 Response to Item 3

We note that the existing boundaries on this site are not included Fig. 5.3 of the Newcastle Local Area Plan. Fig. 5.3 illustrates the that requires retention, incorporation & reinstatement of burgage & townland boundaries. Notwithstanding this, we attach a revised drawing showing the proposed boundary treatments. In summary the existing burgage plot boundary layout will be retained and incorporated

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into the proposed development. All of the side boundaries in the rear garden will comprise a 2.0m high concrete panel fence with concrete posts with a rendered concrete block wall to the rear, with native hedgerow planted in front of them. The existing boundaries to the front are to be retained

Where concrete panels are not used, the existing fabric of the boundary will be sensitively replanted with additional underplanting of native mixed hedgerow species. Within the site boundary it is also proposed to plant specimen native trees where possible.

We trust this to be in order

Yours Faithfully,



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**Rob Lynch**  
**Managing Director**



Plate 1- Breeze block East boundary & fence panel western boundary



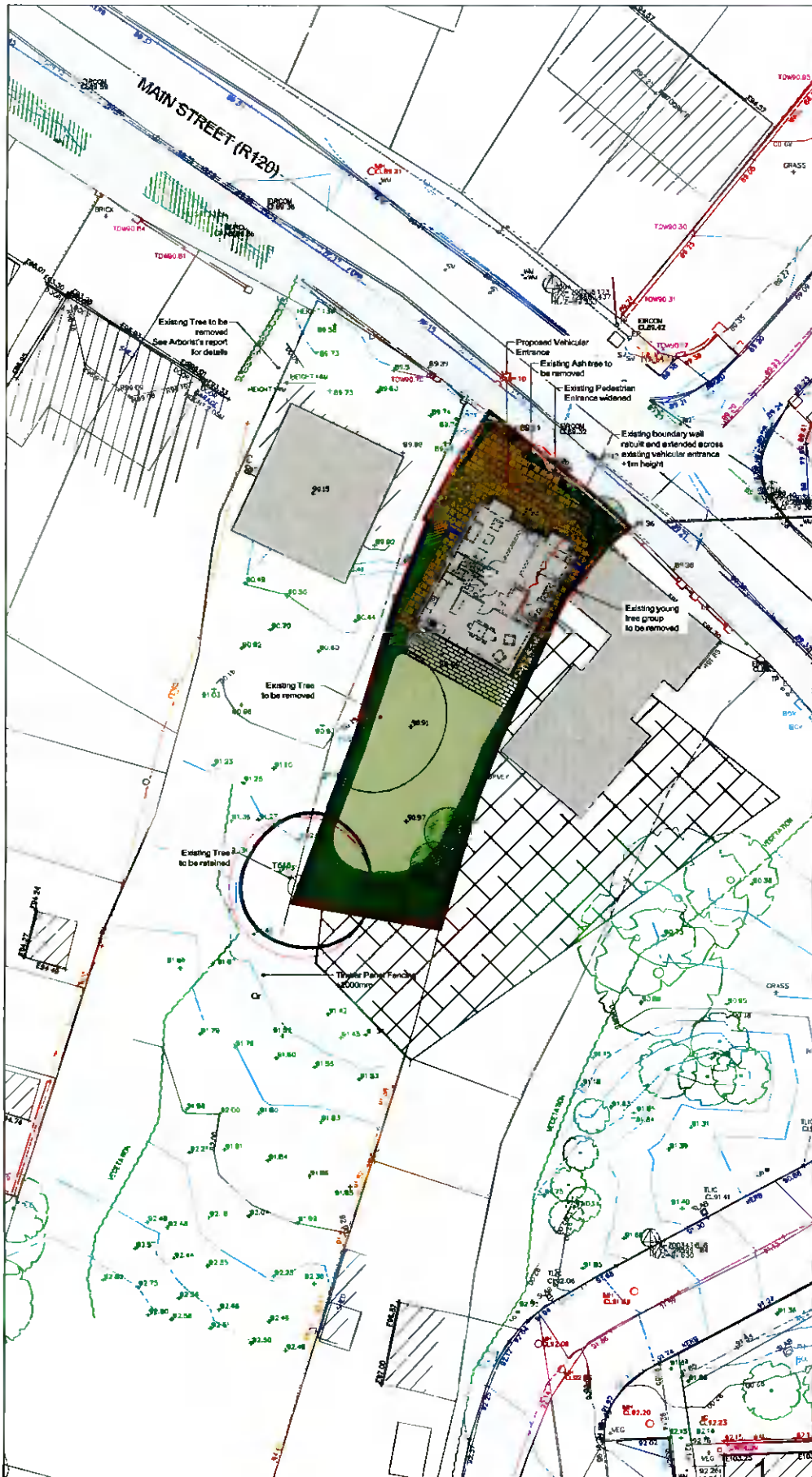
Plate 2- Herras Fence boundary to the east & south



Plate 3 – Concrete post & panel boundary to the west



Plate 4 – Wire fence & brambles forming part of eastern boundary



**LEGEND**

- Site Boundary
- Soft Landscape: Existing Trees to be retained - Root protection Area
- Existing Trees to be removed due to construction (See Arborist's drawing/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* (14-18cm girth), SA - *Sorbus aucuparia* (14-18cm girth), AG - *Ahus glabrosa* (14-18cm girth), MS - *Mala sylvarum* (14-18cm girth)
- Proposed Native Planting (107 sqm)** to include the following bt and c/g species @ 4no per sqm: *Crataegus monogyna*, *Ilex aquifolium*, *Sambucus nigra*, *Rosa canina*, *Viburnum opulus*, *Lonicera periclymenum*, *Alyrium flexifolium*, *Polystichum setiferum*, *Polypodium vulgare*, *Ligustrum vulgare*, *Cornus sargata*, *Hedera tuberosa*.
- Proposed Front Driveway Shrub Planting** to include the following P9 - 2t, c/g species at approx. 500mm centres: *Lavandula stictica*, *Sarcococca humilis*, *Carex oshimensis* 'Evergold', *Hydrangea 'Hidcote'*, *Mehonia aquilum*, *Rosmarina 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. Tobamore Tagula 240x120x50mm
  - Rear Garden Terraces: Permeable Concrete Paving Flags e.g. Tobamore 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 burgee plot boundaries associated with Newcastle. This plan does not contain any existing burgee hedgerow. The existing fabric of the boundary will be sensitively replanted with additional overplanting 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 Architects and Engineers Drawings for pre-empt 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	Tree & Avocado	JH	JH
A	16-11-21	Boundary Spec	JH	JH
0	15-11-21	Original	JH	JH

**murray & associates**  
landscape architecture

**Project Title:** Detached House, Newcastle, 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  
**Date:** 17-11-21

**Revision:** B