

Land Use, Economic and Transport Planning Department,
County Hall,
Town Centre
Tallaght,
Dublin 24.

Dated: 14th December 2021

Reference: Response to Further Information Request 2 – SD21A.0159

Dear Sir/Madam,

Please find a response to Further Information Request (FIR) SD21A.0159 received from South Dublin County Council (SDCC) on the 18th November 2021.

This document has been prepared by Rowan Engineering Consultants Ltd. (Rowan) on behalf of Coffey Construction Ltd. It provides responses to each of the items requested in the FIR issued by SDCC. For the reader's convenience, the SDCC text for each of the Further Information items has been included ahead of each response in *italics* with Rowans Response in dark blue colour font.

Response to Request for Further Information

1. Request for Further Information Item 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.

The source site boundary on the Site Location Map showing 'any adjoining or nearby areas under the control of the same land-owner, or the applicant' has been updated from black to blue. The area within the source site boundary has not changed. The updated drawing is attached, drawing no. J1837-LH-002_Rev 3.

The site compound within the source site to the east of the infill site is under control of Irish Water and available to Coffey (the applicant) of the design and build contractor. The scoping contract has been attached as **Attachment A** which gives the detail of this arrangement within Section 3.3.2 as follows:

'The Employer has made arrangements to lease adjacent lands for a 2 year period from the Contract date and make these available to the Contractor for that period. These lands are shown as areas 4 & 5 on DG0109_02 in Appendix 1. Area 4 is shared access with the landowner and the Contractor shall not use this area for any other purpose except for access to other lands within Areas Provided by the Employer. A temporary access gate

Forensic & Environmental Engineering

Head Office: Unit 14 Scurlockstown Business Park, Trim, Co. Meath, C15 H008, Ireland.
t: +353 46 903 0102 m: +353 86 832 7792 e: info@rec.ie w: www.rec.ie
Galway Office: Unit 17, N17 Business Park, Tuam, Co Galway, H54 X578, Ireland.

between area 5 and the existing site shall be provided along the boundary and the hedgrows/boundary reinstated at the end of the 2 year period.'

2. Request for Further Information Item 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.*

*Accurate and authoritative set of layouts and site sections showing the slope on the site in line with that described in the Geotechnical Engineering report are presented in an updated Flood Risk Assessment Report presented as **Attachment B**. The drawings 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.*

This information has been added to an updated Site Layout Map_Drawing No. J1837-LH-001 Rev 8.

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

The Geotech Stability Report concluded that the infill slope shall not exceed 40 degrees and the long term surcharge loading to top of embankment is not to exceed 5kPa to ensure stability. As the proposed infill is as per and will follow the Geotech Stability report, the stability of the infill is not perceived to be at risk. Silt fencing and a minimum of 10m buffer area from the Camac River has also been proposed.

3. Request for Further Information Item 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.

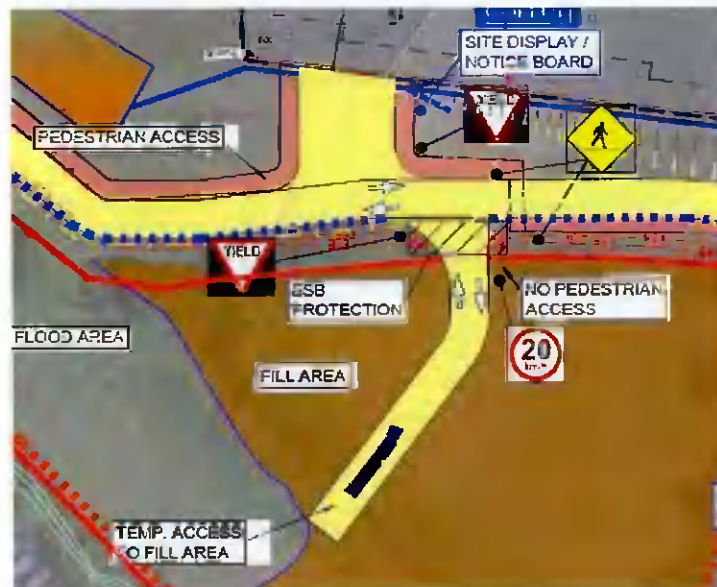
OR

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

The proposed removal of hedgerow is approximately 6m wide. As part of granted planning application SD18A/0180 for the source site 'landscaping and fencing works' are granted. As the hedgerow to be removed is part the source site its removal is believed to be covered under this granted planning application.

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

The Site Layout Drawing no. J1387-CCL-10-SL-DR-001 submitted previously shows the hedging to be removed as hatched and as per site access road as per drawing snip below:



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.

The trees along this boundary were already surveyed as part of Mammal Assessment completed as conditions of granted planning application SD18A/0180 for the source site. The mammal assessment is included as **Attachment C** and in relation to trees and bats concluded:

'None of the trees proposed for removal offer roost potential. There are a small number of trees with low roost potential along the western section of the hedgerow to be crossed with spoil loads for storage within this field. The tree roots shall be protected by avoidance of storage on them.'

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

The Ecological Impact Assessment has been revised to include consideration of the proposed removal of hedgerow and is presented as **Attachment D**. Track changes have been left on the document to easily identify the updated sections.

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

A Mammal Assessment was completed as part of conditions of granted planning application SD18A/0180 for the source site. The mammal assessment is included as **Attachment C** and in relation to trees and bats concluded:

None of the trees proposed for removal offer roost potential. There are a small number of trees with low roost potential along the western section of the hedgerow to be crossed with spoil loads for storage within this field. The tree roots shall be protected by avoidance of storage on them.'

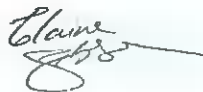
(vi) *A revised Landscape and Visual Impact Assessment, or a supplementary commentary to the LVIA, reflecting the revised proposal.*

A supplementary commentary to the LVIA, reflecting the revised proposal has been completed and is presented as **Attachment E**.

An Attachment Register is provided at the bottom of this letter.

Should you have any queries, please don't hesitate to contact me.

Best Regards,



Elaine Gibson
Environment Manager,
Rowan Engineering Consultants Ltd.

Elaine.Gibson@rec.ie

Drawings Register

| No. | Drawing Description | Drawing Number | Drawing Detail | Sheet Size and Scale |
|-----|------------------------------------|---------------------|------------------------|----------------------|
| 1 | Updated Site Location Map | J1387-LH-002 Rev 03 | Site Boundary in Red | 1:2,500 @ A1 |
| 2 | Updated Site Layout Map – Key Plan | J1387-LH-001 Rev 08 | Site Layout & Sections | 1:500 @ A1 |

Environmental & Planning Report Appendices Register

| Appendix Number | Description |
|-----------------|---|
| Attachment A | Scoping Contract |
| Attachment B | Updated Flood Risk Assessment |
| Attachment C | Mammal Assessment Report |
| Attachment D | Updated Ecological Impact Assessment Report |
| Attachment E | Supplementary commentary to the LVIA |

Attachment A: Scoping Contract

Attachment B: Updated Flood Risk Assessment

Attachment C: Mammal Assessment Report

Attachment D: Updated Ecological Impact Assessment Report

**Attachment E: Supplementary Comment to Landscape Visual Impact
Assessment**

