

Planning Department,
South Dublin Co. Council
County Hall Tallaght,
Dublin 24,
D24 A3XC
05/12/2021


Colin Cooney Designs

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Re: Landscape Design Rationale and Hedgerow loss mitigation
Report for Proposed Dwelling at Coolmine, Saggart, Co. Dublin. Applicant name. Will Lynch.

Dear Sir/Madam,

In reference to the above development I hereby enclose 6 copies of Landscape Masterplan, Drawing no. 21-0099-100 to accompany the above application.

Existing Conditions:

The Site is currently in agricultural use and naturally slopes consistently from the South West Boundary to the North East Boundary. The existing boundary conditions vary as follows:

South-eastern Boundary-Existing Mature Roadside Hedgerow consisting of *Crataegus monogyna* (Hawthorn), *Fraxinus excelsior* (Ash) saplings, *Rubus fruticosus* (bramble), *Hedera helix* (ivy) and some non native *Lonicera nitida*. The predominant species being hawthorn & Ash, currently maintained annually at 1.5-1.8m tall from the roadside level.

South-west boundary: Agricultural Post & Wire Fence with vegetation to the outside of the current site boundary.

North west & North-East boundary:

No Boundary currently present, currently open grassland.



Image 1. South-east Boundary



Image 2. South-west boundary:



Image 3. North-west & North-east boundary

Landscape Proposals

The Landscaping Proposed for this new dwelling site includes for extensive new Native tree & Hedgerow planting in order to enhance the local green infrastructure and blend the development into the existing landscape.

In order to achieve adequate sightlines the existing mature hedge along the entire south eastern boundary will require removal. *See Sightlines on Engineers Drawing.* In order to mitigate against any potential loss of habitat by the hedgerow removal it is proposed to replace this hedge with a new mixed species native hedgerow labelled NHM1 on the drawing, set back into the site to maintain sight-lines and planted in a double staggered row. Full species list, sizes and planting density are listed in the table below and on the accompanying Landscape Masterplan Drg. No. 21-099-100.

5/plants per lin.m planted in doubled staggered row.

Whips & Transplants:

Crataegus monogyna (Hawthorn)	b/r 120-150cm
Prunus spinosa (Blackthorn)	b/r 1+0 60-90cm
Corylus avellana (Hazel)	b/r 1+1 90-120cm
Lonicera periclymenum	b/r 0+1 60-80cm
Euonymus europaeus (Spindle)	b/r 1+1 90-120cm
Ilex aquifolium (Holly)	c/g P9 40-60cm

Light Standards at irregular intervals:

Sorbus aucuparia (Rowan)	b/r 6-8cm gt.
Betula pendula (Silver Birch)	b/r 6-8cm gt.
Quercus robor (Oak)	b/r 6-8cm gt.

Select Standards at irregular intervals:

Quercus robor (Oak)	b/r 10-12cm gt.
Sorbus aucuparia (Rowan)	b/r 10-12cm gt.
Betula pendula (Silver Birch)	b/r 10-12cm gt.

Table 1. NHM1 Native Hedgerow mix 1 Specification

Along with this replacement hedgerow all of the other site boundaries will be planted with the same NHM1 mix adding an additional layer of connectivity to the local green infrastructure.

To strengthen the above proposals and provide an additional layer of screening to the roadside a native woodland pocket of trees and understory are proposed for the Eastern Corner of the site.

In addition a select number of proposed native extra heavy standard trees are proposed around the perimeter of the site to further settle the dwelling into the existing landscape.

The remainder of the gardens will be a mix of lawn and natural wildflower areas.

Summary

While the loss of the existing mature hedge is unavoidable, the above mitigation measures will result in a net gain of native trees and hedgerow and when established will provide for a more enhanced and connected green infrastructure compared to the present situation.

Length of existing hedgerow to be removed=66lin.m

Proposed length of new native hedgerow to be planted=226lin.m

All proposed planting works shall be carried out within the first planting season following completion of the build.

Yours Sincerely,

Colin Cooney

B.Ag.Sc (Land Horticulture) MILI (Member of the Irish Landscape Institute)