

South Dublin County Council
An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Decision Order Number: 0470	Date of Decision: 11-Apr-2022
Register Reference: SD22A/0051	Registration Date: 15-Feb-2022

Applicant: Coffey Construction Ltd.

Development: Land recontouring/infilling works on c 16,000sq.m of a folio size of c 2.4 ha (allowing buffers); the volume of material to be placed on the site is c 35,000sq.m with an average fill level of c 3.5m above existing - the material is clean, inert soil and stone from the Saggart Water Reservoir construction site located directly adjacent to the north of the proposed infill site; a small section of hedgerow (6m wide) will be required to be removed between Saggart Water Reservoir construction site and the proposed infill site to allow access for lorries and infill equipment onto the proposed infill site.

Location: Saggart, Slade, Dublin 24,

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 15-Feb-2022 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following **ADDITIONAL INFORMATION** must be submitted.

1. The applicant is requested to provide details of advice that they have received from statutory bodies associated with agriculture on the suitability of the proposal to support agriculture following the proposed deposit of materials.

2. The applicant is requested to submit:
 - (1) a detailed Traffic Assessment report on the traffic generated from the proposed and current development on all local road networks which facilitate vehicular traffic associated with the proposed and current permitted development and background traffic at these locations.
 - (2) details associated with temporary roads at the proposed development, showing location of site compounds/welfare facilities and pedestrian routes.
3. The applicant is requested to provide:
 - (a) A fully detailed landscape plan, to be agreed with Public Realm, with full works specification, that accords with the specifications and requirements of the Council's Public Realm Section.
 - (b) A fully detailed planting plan; the planting plan shall clearly set out the following:
 - (i) Location of species types, schedule of plants noting species, planting sizes and proposed numbers/densities where appropriate
 - (ii) Implementation timetables.
 - (iii) Detailed proposals for the future maintenance/management of all landscaped areas. The landscape proposals shall ensure no net loss of existing tree cover within the subject site to which the development applies.
4. To compensate for the portion of hedgerow to be removed the applicant is requested to provide a scheme of replacement hedgerow planting; the location and extent of the replacement planting shall be agreed with the Public Realm Section. The new proposed planting should aim to match the existing hedgerow as far as possible. Species composition will be as follows:
 - 40% Hawthorn (*Crataegus monogyna*)
 - 30% Blackthorn (*Prunus spinosa*)
 - 10% Field Maple (*Acer campestre*)
 - 5% Wild Cherry (*Prunus avium*)
 - 5% Hazel (*Corylus avellana*)
 - 5% Guelder-rose (*Viburnum opulus*)
 - 5% Holly (*Illex Aquifolium*)In order to ensure the hedge will establish well the planting specification will be as follows:
 - (i) Trench – 900-1000mm wide by 500-600mm deep dug. Sides and base aerated. Trench half filled with well-rotted Farm Yard Manure and back filled with spoil. Growth rates and survival of whips is dramatically improved where this preparation is undertaken.
 - (ii) Plants – whips to be used should be 60-80cm tall.
 - (iii) Planting – The planting shall be carried out between December and March. Whips will be notch planted into the prepared and refilled trench in a double staggered row 30cm between rows and 30cm between plants in the row, to achieve on average a planting rate of five whips per metre. A one metre wide weed free strip will be maintained for at least two years after planting. Once planted the new whips will be protected on both sides with stock fencing topped with two strands of barbed wire to prevent browsing damage by livestock and to prevent damage to whips by other means. The fence will be placed 1 metre from the base of the whips which will allow protection and space to grow. Two years after planting the hedgerow will be inspected and any dead or diseased whips will be replaced to ensure that a continuous hedge is established.

NOTE: The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

Note: The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked "ADDITIONAL INFORMATION" and that the Planning Register Reference Number given above is quoted on the covering letter.

Signed on behalf of South Dublin County Council

Register Reference: SD22A/0051

Date: 14-Apr-2022

Yours faithfully,


for **Senior Planner**