

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

Dated: 29th April 2022

Reference: Response to Further Information Request SD22A0051.



Dear Sir/Madam,

Please find a response to Further Information Request (FIR) SD22A0051 received from South Dublin County Council (SDCC) on the 14th April 2022.

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 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.

Response

The applicant has not received advice from statutory bodies associated with agriculture on the suitability of the proposal to support agriculture following the proposed deposit of materials. The objective of moving soils into the site is to increase the sites agricultural uses. As the field is quite wet and undulating in nature it currently has limited agricultural use. Increasing soil thickness and levelling contours would improve the lands capacity for agricultural use.

2. Request for Further Information Item 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.*

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Response

Traffic for the proposed will not enter the local road networks as material will be transported from the source site to the destination site through a break in the hedgerow between the two sites which border one another. Drawing J138 -CCL-10- SL-DR-001 submitted with original application shows the proposed routeway from the source site to the destination site.

The proposed development would not result in any additional traffic on the surrounding local roads and is advantageous in the context of traffic as it avoids adding additional traffic to surrounding local roads, a Traffic Assessment Report is therefore not considered appropriate to complete. Saggart Village Residents Association have also raised concerns of truck movements through the village from a health & safety perspective and proposed development would avoid heightening these concerns. The proposed infill would also result in a large decrease in carbon footprint compared to hauling material to an offsite disposal facility.

The traffic associated with the current construction of the water reservoir development was assessed and granted planning as part of planning application SD18A/0180.

3. Request for Further Information Item 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.

Response

The Landscape Plan is presented in attached drawing no. J1387-LH-004.

Request for Further Information Item 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:

- 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.
- Plants – whips to be used should be 60-80cm tall.
- 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.

Response

The above planting scheme has been included in the landscape plan and is acceptable by the applicant to be conditioned as part of a granted planning application.

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 and Scale	Size
1	Landscape Plan	J1387-LH-004	Landscape Plan	1: 1,000 @	A1