

Planning Dept.,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24.

Date 19<sup>th</sup> April 2022  
Job No. 22119  
Stage: AI

**Ref: Proposed 2no Dwellings at  
Lynbrook, Whitechurch Road, Rathfarnham, D16T 2P7  
Planning Ref: SD21A/0307**

Further to receipt of the request for Additional Information for the proposed development at Lynbrook, Whitechurch Road, Rathfarnham, Dublin 16 (SD21A/0307) please find below Gannon + Associates Landscape Architecture response to the issues as they relate to landscape.

**Item 2(a)** – *A detailed landscape design rational and comprehensive and detailed landscape proposals prepared by a qualified landscape architecture for the written agreement of the Public Realm Section. Such proposals shall include a scaled landscape plan with cross-sections, showing the layout and hard and soft treatment of all boundaries features, external areas and green spaces. The proposals shall be accompanied by a specification for materials, workmanship and maintenance together with proposed lighting, seating, kerbing, boundaries, edging, surfacing and water features. Soft landscape details are to include detailed planting plan and planting schedules, stating species/variety, quantities, sizes and rootball presentation and spacings. The Landscape plan shall be accompanied by a timescale for implementation, including a minimum 18-month landscape maintenance period and defects liability clause.*

## **Response**

Gannon + Associates Landscape Architecture has prepared the attached Landscape Plan (**22119\_LP\_01\_B**). The design is complimentary to the receiving environment and proposes the retention and protection of the existing trees and the planting of a variety of proposed trees to screen parts of the proposed development and ameliorate the woodland setting of the development.

The existing trees will be protected through therein of tree protection fencing and the provision of a construction exclusion zone therein. Part of the proposed driveway will be constructed through a limited dig method and a cell-web root protection system will installed. A total of 41 no. trees will be planted on the site to improve the woodland and riparian setting.

Accompanying the landscape plan is the Landscape Design Rationale, Specifications and Maintenance Document that outlines the design intent, the specifications of all trees and shrubs proposed and their maintenance (22119\_LDR\_01)

We trust the above and enclosed is satisfactory and look forward to your consideration.

Yours sincerely,

Jonathan Gannon  
Landscape Architect  
B.Ag.Sc, LL.M, M.I.L.I